07

REALTY TITLE
Box 48A

RETURN TO
Prepared by:
Realty Title & Escrow Company, Inc.
206-B Cool Springs Blvd, Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me this 4 day of June, 2007.

Notary Public
My commission expires: 11/22/08

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Emily Dix<br>226 Orlando Avenue<br>Nashville, TN 37209 | Magna Bank F/K/A 1st Trust<br>Bank for Savings, FSB<br>6525 Quail Hollow, Suite 300<br>Memphis, TN 38120 | **91-14-0-B-014** |

**QUITCLAIM DEED**

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, George Dix, unmarried, by these presents, quitclaim and convey unto , Emily Dix, unmarried, all of his rights, title and interest in and to the following tract or parcel of land, in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of First Revision, Patina, a Traditional Neighborhood Development, of record in Instrument No. 20040707-0080650, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Dix and wife, Emily Dix, by deed from Bruce Hardin and wife, Shannon C. Hardin, dated May 30, 2006, recorded June 29, 2006, of record in Instrument No. 20060629-0077886, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 226 Orlando Avenue, Nashville, TN 37209.

Witness my hand this 4 day of JUNE, 2007.

George Dix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named , George Dix, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of June, 2007.

Notary Public
My commission expires:

Davidson County DEEDQC
Recvd: 06/14/07 09:03 1 pgs
Fees:12.00 Taxes:0.00
20070614-0071195