Davidson County DEEDQC
Recvd: 09/10/07 10:00 4 pgs
Fees:22.00 Taxes:0.00
20070910-0108033

RECORDING COVERSHEET
(TENNESSEE)

DOCUMENT TYPE:	QUITCLAIM DEED
PREPARED BY:	EDWARD J. GROSS, ATTORNEY AT LAW 1814 PARKWAY TOWERS NASHVILLE, TN 37219
RETURN TO:	LENDERS FIRST CHOICE RECORDING DEPT. 1785 VOYAGER AVENUE SIMI VALLEY, CA 93063
MAIL TAX STMT:	THOMAS R. DIXON 1005 BATE AVENUE NASHVILLE, TN 37204
DEAL #:	**51-9038233**
APN:	**105-9-264**
PROPERTY:	**105 BATE AVENUE** **NASHVILLE, TN 37204**

This Instrument Prepared By:
EDWARD J. GROSS, Attorney At Law, 1814 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Thomas R. Dixon 1005 Bate Avenue Nashville, Tennessee 37204	Same	105 09 0 264.0

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, ~~whichever is greater,~~ for this transfer is $ 0.00

Thomas R. Dixon
AFFIANT

Sworn to and subscribed before me this 2nd day of August, 2007.

Connie F. Spurlin
Notary Public
My Commission Expires: 9/20/08

CONNIE F. SPURLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP SEPT. 20, 2008

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a re-conveyance to create a title in fee simple, I, Thomas R. Dixon, Administrator of the Estate of Barbara Jean Dixon, by these presents do hereby quitclaim and convey to Thomas R. Dixon, individually, his heirs and assigns, all of the Estate's interest in land located in Davidson County, Tennessee, being more particularly described as follows:

> BEING Lot No. 30 on the Plan of W. S. Criddle's Subdivision of Lot No. 1 of the W. L. B. Lawrence Plan, of record in Book 57, Page 84, Register's Office, Davidson County, Tennessee.
>
> SAID Lot 30 fronts 50 feet on the southerly side of Bate Avenue, formerly Cleveland Avenue, and runs back between parallel lines, 145 feet to an alley.

BEING the same property conveyed by Kenneth Dixon to Barbara Dixon by Quitclaim Deed of record as Instrument No. 20050928-0116201, Register's Office, Davidson County, Tennessee, and further being the same property conveyed by Brenda Brown to Barbara Dixon by Quitclaim Deed of record as Instrument No. 20050928-0116204, Register's Office, Davidson County, Tennessee. The said Barbara Dixon having since died, the property passed to the Estate of Barbara Jean Dixon pursuant to the Small Estate Affidavit and Court Order of Small Estate of record as Instrument No. 20070615-0071753, Register's Office, Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 1005 Bate Avenue, Nashville, Tennessee, 37204.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 23 day of August, 2007.

Estate of Barbara Jean Dixon by

ESTATE OF BARBARA JEAN DIXON by
THOMAS R. DIXON, Administrator
Thomas R. Dixon, Admin.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Dixon, Administrator of the Estate of Barbara Jean Dixon, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2007.

Connie F. Spurlin

NOTARY PUBLIC

My Commission Expires: 9/20/08

CONNIE F. SPURLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 20, 2008

RETURN TO:
Lenders First Choice
1785 Voyager Street
Suite 100
Simi Valley, CA 93063
51-9038233

SCHEDULE "A"

CERTAIN REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 30 ON THE PLAN OF W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 OF THE W.L.B. LAWRENCE PLAN, OF RECORD IN BOOK 57, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONT 50 FEET ON THE SOUTHERLY SIDE OF BATE AVENUE, FORMERLY CLEVELAND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 145 FEET TO AN ALLEY.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 105-9-264; SOURCE OF TITLE IS DOCUMENT NO. 20050928-0116204 (RECORDED 09/28/05)

DERIVATION CLAUSE:
THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED 9/28/2005 AS DOCUMENT NO. 20050928-0116204 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.