This instrument prepared by:
Leila Hansen, Esq.
2700 E. Sunset Road, Suite 6
Las, Vegas, NV 89120

Davidson County DEEDQC
Recvd: 09/10/07 10:00 3 pgs
Fees:17.00 Taxes:0.00

20070910-0108034

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Thomas and Kenzella Dixon
1005 Bate Avenue
Nashville, Tennessee 37204

MAIL TAX STATEMENT TO:
Thomas and Kenzella Dixon
1005 Bate Avenue
Nashville, Tennessee 37204

MAP PARCEL NUMBERS:
Map/Parcel: 105-9-264

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

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Thomas R. Dixon, a married man and joined by his spouse Kenzella Dixon** by these presents do hereby quitclaim and convey unto the said **Thomas R. Dixon and Kenzella Dixon, husband and wife, as joint tenants with right of survivorship and not as tenants in common,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Thomas R. Dixon by Deed from Thomas R. Dixon, Administrator of the Estate of Barbara Jean Dixon of record in Book _____, Page _____, said Register's Office. 20070910-0108033

This is unimproved ( ) property known as 1005 Bate Avenue, Nashville, Tennessee 37204
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 28 day of August, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas R. Dixon

Kenzella Dixon

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Thomas R. Dixon and Kenzella Dixon** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 28 day of August, A.D., 2007.

NOTARY STAMP/SEAL

Ann Stathos Donnell
Notary Public
State of Tennessee
Davidson County

NOTARY PUBLIC
Notary Commission Expires: 6/24/09

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Ventura)

The actual consideration ~~or value whichever is greater,~~ for this transfer is $ 0.

Subscribed and sworn to before me this the 5th day of September, 2007.

(Affix Seal)

Affiant

Patricio S. Ince'
Notary Public

My Commission Expires: 05-17-2011

PATRICIO S. INCE
Commission # 1740268
Notary Public — California
Los Angeles County
MyComm.Expires May 17, 2011

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.