File No. 4059-4
Map 094-02-0
Parcel 030.00

Davidson County DEEDQC
Recvd: 12/10/08 08:30 2 pgs
Fees:12.00 Taxes:0.00
20081210-0118972

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Margaret Hickey
Affiant

Subscribed and sworn to before me this the 9th day of December, 2008.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

My Commission Expires: 3/22/09

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael E. Dixon
(Name)
1620 Eastside Avenue
(Street Address)
Nashville, TN 37206
(City) (State) (Zip Code)

SEND TAX BILLS TO:
Michael E. Dixon
(Name)
P.O. Box 68193
(Street Address)
Nashville, TN. 37206
(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, and for the express purpose of creating a life estate in Michael E. Dixon, I, **Michael E. Dixon** hereinafter referred to as the **"Grantor"**, do hereby quitclaim all of my right, title and interest to **Margaret J. Hickey**, hereinafter referred to as the **"Grantee"**, her heirs and assigns, **but reserving a life estate in Michael E. Dixon**, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 285 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Margaret J. Hickey by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20030602-0074485, Register's Office for Davidson County, Tennessee The said Margaret J. Hickey having previously conveyed her interest in the property to Michael E. Dixon, by Quitclaim Deed, of record in Book 20080822-0086329, Register's Office for Davidson County, Tennessee.

This is improved property known as 1620 Eastside Avenue, Nashville, TN 37206.

The parties expressly acknowledge and agree that Michael E. Dixon has reserved, and shall hereafter own, a life estate in the said property for his natural life, with remainder to Margaret J. Hickey, her heirs and assigns.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF. NO TITLE SEARCH HAS BEEN CONDUCTED BY OR FOR JOHN T. COOK, P.C.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 9th day of December, 2008.

Michael E. Dixon

Michael E. Dixon

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 **Michael E. Dixon**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this 9th day of December, 2008.

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

dixon.qcd