THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Assoc., P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20090068274 DEEDQC
Recvd: 10/06/09 15:06 3 pgs
Fees:17.00 Taxes:0.00
20091006-0093124

QUITCLAIM DEED

FROM: KEITH NIXON

TO: KIMYATTA NIXON

Map and Parcel No.:
91-8 84.00

Address New Owner(s) as follows:
1008 43RD Avenue North
Nashville, TN 37209

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, KIMYATTA NIXON, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled NIXON v.NIXON, Docket No. 09D-651, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Kimyatta Nixon
KIMYATTA NIXON

Sworn to and subscribed before me, this 1st day of October, 2009.

ROBERT J. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 7, 2011

NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, KEITH NIXON, does transfer, quitclaim and convey unto the said KIMYATTA NIXON, her heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 44 on the Plan of L.H. Davis Subdivision of Lot No. 41 on the Clifton Plan as of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.
> Said Lot No. 44 fronts 50 feet on the easterly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines 150 feet to an alley.
> Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Richard Rooker, Clerk for the 20th Judicial Circuit Court of Davidson County, Tennessee of record in Book 11473, Page 38, Register's Office for Davidson County, Tennessee and being further conveyed to Nashville Homestead by Quitclaim Deed from "MDHA" being recorded simultaneously herewith.
> Being the same property conveyed to Kimyatta Nixon and Keith Nixon by deed of record from "MDHA", Register's Office for Davidson County, Tennessee. Book 11559 Page 513

This is improved property known as 1008 43rd Avenue, North , Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KIMYATTA NIXON, her heirs, successors, and assigns, forever.

KN

Witness my hand this 1st day of May, 2009.

Keith Nixon

KEITH NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named KEITH NIXON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2009.

ROBERT J. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires 6/8/2011

NOTARY PUBLIC

My Commission Expires: