THIS INSTRUMENT PREPARED BY:
Michael W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

***MAP* 042-09-0 / *PARCEL* 004.00**

BILL GARRETT, Davidson County
Trans:T20100002647 DEEDQC
Recvd: 01/14/10 08:31 3 pgs
Fees:17.00 Taxes:0.00
20100114-0003411

QUITCLAIM DEED

FROM: **Nigel Stanley Cox**

SEND TAX BILLS TO:
Karen Cox
115 Calloway Lane
Hendersonville, TN 37075

TO: **Karen Nadine Cox**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Nigel Stanley Cox, **Grantor**, has this day bargained and sold, and by these presents, do hereby convey and quitclaim unto **Karen Nadine Cox, Grantee,** all his, estate, right, title, interest and claim in and to a certain tract or parcel of land located at 909 A and B Old Hickory Boulevard, in ***Davidson County,*** Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Gleaves Land in the 11th Civil District, described as follows:
>
> Being the East 80 Feet on Lot No. 11 on the map of Locust Hill, not of record; being more particularly described in a survey by Howard George and Associates (Project NO. 8414), dated February 28, 1984, as follows:
>
> East 80 feet of Lot no. 11: Beginning at an iron pin set on the South right-of-way of Old Hickory Boulevard approximately 1240 feet East of the centerline of Dickerson Pike; thence S 15 degrees 31' 00" W, 367.52 feet to an iron pin set; thence N 73 degrees 28; 00" W, 80.00 feet to an iron pin set; thence N 15 degrees 30' 50" E, passing a metal fence post at 342.98 feet, to a total distance of 366.25 feet to an iron pin set on the said right-of-way, thence with said right-of-way S 74 degrees 22' 50" E, 80.00 feet to the beginning, more or less.
>
> Being the same property conveyed to Nigel Stanley Cox and wife Karen Nadine Cox, by Deed of Record, Record Book 20051004, Page 0119658, Register's Office, Davidson County, Tennessee.
>
> This is improved property, known as 909 A and B Old Hickory Boulevard, Nashville, Tennessee

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 5th day of January, 2010.

NIGEL STANLEY COX

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Nigel Stanley Cox**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 5th day of January, 2010.

NOTARY PUBLIC

TAWNIA TIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 5/2/11

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is part of a divorce proceeding, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NIGEL STANLEY COX

Sworn to and subscribed before me, this 5th day of January 2010.

NOTARY PUBLIC

My Commission Expires: 5/2/11

TAWNIA TIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY