Name and Address of New Owner:
Larry Steven Hixson
231 Cedarwood Lane
Madison, TN 37115

Map and Parcel Nos.:
06102012100

Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, William Jeffery Hixson, as an heir-at-law of Fannie Itura Hixson,** do hereby quitclaim and convey unto **Larry Steven Hixson,** his successors and assigns, all my right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 25th day of March, 2010.

William J Hixson
William Jeffery Hixson

STATE OF FLORIDA
COUNTY OF Jackson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Jeffery Hixson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marianna (city), Florida, this the 25th day of March, 2010.

Commission expires:
7/8/2011

Notary Public

KEVIN BUCHANAN
Comm# DD0692809
Expires 7/8/2011
Florida Notary Assn., Inc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me,
this the 31st day of March, 2010.

Deanie L. Gregory
Notary Public

My Commission expires: 3-

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100019053 DEEDQC
Recvd: 04/01/10 11:04 2 pgs
Fees:13.00 Taxes:148.00

20100401-0024423

Exhibit "A"

Land in **DAVIDSON** County, Tennessee, being Lot No. 127 on the Plan of GRA-MAR ACRES, Section III, a plat of which is of record in Book 2133, Page 108, Register's Office for **Davidson** County, Tennessee.

Said Lot No. 127 fronts 110 feet on the easterly side of Gra-Mar Drive and extends back 399.2 feet on the northerly line and 346.4 feet on the southerly line, to a dead line in the rear on which it measures 147 feet.

Being the same property conveyed to William S. Hixson, Jr. and wife, Itura B. Hixson by Warranty Deed from James L. Johnson and wife, Ann K. Johnson which deed is of record in Book 4165, Page 195 in the Register's Office for Sumner County, Tennessee.
The said William S. Hixson, Jr. and Itura B. Hixson having since divorced. By Decree in the Fourth Circuit Court of Davidson County, Tennessee, Case No. 65684, recorded in Book 4753, Page 529, Register's Office for said County, the interest of William S. Hixson, Jr. was divested from him and vested in Fannie Itura Hixson, a/k/a Itura B. Hixson.
The said Fannie Itura Hixson having since died intestate on February 12, 2010, leaving Larry Steven Hixson and William Jeffery Hixson as her only-heirs-at-law.

THIS IS IMPROVED PROPERTY KNOWN AS 4418 Gra Mar Drive, Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION
200 MADISON STREET
MADISON, TN 37115