(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Zero ($0.00).

Affiant

Subscribed and sworn to before me this 24 day of Nov., 2010.

Notary Public
Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared by:

A. Scott Hubbard
McCann Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers:
Steven M. Hix 514 Landon Drive Nashville, Tennessee 37220	NEW OWNER	Map 146-16, Parcel 070.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Donna H. Howard, Debra L. Hix, and Steven M. Hix, the legal heirs of Roy M. Hix, Jr.**, deceased, per his Last Will and Testament having been duly admitted to probate in Williamson County, Tennessee, Case. No. P054124, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby transfer, convey, release and forever quitclaims unto **Steven M. Hix and wife, Sheryl L. Hix,** their heirs and assigns, all title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 56, on the Plan of Brentwood Hall, Section III, as of record in Book 2133, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof..

Being the same property conveyed to Estelle Hix by Warranty Deed from James Joseph Duggan, Jr. and wife, Elizabeth M. Duggan, of record in Book 4063, Page 766, dated September 29, 1966, Register's Office for Davidson County, Tennessee. Estelle Hix died intestate in Davidson County, Tennessee, on May 16, 1986, leaving no spouse and with Roy M. Hix, Jr., as her sole heir. Roy M. Hix, Jr., by Quitclaim Deed, conveyed said property to Larry L. Roberts, Trustee, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, Larry L. Roberts, Trustee, re-conveyed said property to Roy M. Hix, Jr. and wife, Evelyn H. Hix, as shown of record in Book 7593, Page 907, Register's Office for Davidson County, Tennessee. Roy M. Hix, Jr., was predeceased by Evelyn H. Hix on March 18, 2004. Roy M. Hix, Jr., died on August 28, 2005, and by his Last Will and Testament of record in the Chancery Court for Williamson County, Tennessee, Case No. P054124, devised said property to his legal heirs, Steven M. Hix, Debra H. Ryan and Donna H. Howard.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 20, page 446, Register's Office for Williamson County, Tennessee.
Easement to Middle Tennessee Electric Membership Corporation of record in Book 356, page 361, Register's Office for Williamson County, Tennessee.
Joint Driveway Easement of record in Book 1632, page 237, Register's Office for Williamson County, Tennessee.
Said property is conveyed subject to such other limitations, restrictions and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20100075976 DEEDQC
Recvd: 12/02/10 11:52 2 pgs
Fees:12.00 Taxes:0.00

20101202-0095954

According to the tax records being improved property located at 514 Landon Drive, Nashville, Tennessee 37220.

WITNESS OUR HANDS this 24 day of November, 2010.

Donna H. Howard

Debra L. Hix

Steven M. Hix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna H. Howard, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24 day of November, 2010.

My Commission Expires: 9/18/2012

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra L. Hix, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24 day of November, 2010.

My Commission Expires: 9/18/2012

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven M. Hix, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24 day of November, 2010.

My Commission Expires: 9/18/2012

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY