BILL GARRETT, Davidson County
Trans:T20100081772 DEEDQC
Recvd: 12/29/10 12:35 2 pgs
Fees:13.00 Taxes:564.25
20101229-0103366

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Colleen S. Dixon 1700 Bonner Ave. Nashville, TN 37215	SAME	Map & Parcel 131-03-0 102.00

I, Eugene M. Shepherd, III, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Colleen S. Dixon, in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Green Hills Subdivision No. 2 of record in Plat Book 547, page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to E. M. Shepherd, Jr. and wife, Dorothy H. Shepherd, by deed from Lee F. Cayce and wife, Mary Parker Gregory Cayce of record in Book 2041, page 7, said Register's Office. Dorothy H. Shepherd has since died vesting said property in E. M. Shepherd. E. M. Shepherd has since died. His Last Will and Testament is being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 10P-1627. Said will devised the property to Eugene M. Shepherd, III and Colleen S. Dixon.

This property is commonly known as 1700 Bonner Avenue, Nashville, TN 37215.

The property is being conveyed subject to any matters which affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24 day of Dec, 2010.

Eugene M Shepherd III

Eugene M. Shepherd, III

STATE OF Fla
COUNTY OF Brevard

Personally appeared before me, the undersigned notary public, of said county, Eugene M. Shepherd, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 24 day of December, 2010.

ELISA MURPHY
MY COMMISSION # DD809514
EXPIRES September 24, 2012
(407) 398-0153 FloridaNotaryService.com

Notary Public
FLORIDA

My Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $152,500.00

Carleen S. Dixon
Affiant

Subscribed and sworn to before me, this 29TH day of December, 2010.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011