****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Terra Nixon
P.O. Box 1446
Madison, TN 37116

STATE OF Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Terra Nixon
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1 DAY OF April 20 11
Brandi Weems
Deputy Register

QUITCLAIM DEED

NEW OWNER:
Terra Nixon
P.O. Box 1446
Madison, TN 37116

SEND TAX BILLS TO: Owner
P.O. Box 1446
Madison, TN 37116

MAP/PARCEL
081 15 0 273.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Derrick Starks, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Terra Nixon, GRANTEE, all right, title and interest in the said property listed below:

LOCATED IN Davidson COUNTY, TENNESSEE:

Current source of title 20060808-0097327

~~SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION~~

PT LOT 257 DT McGavock and Others Addition

This is improved property located at 1507 14th Ave North Nashville, TN.

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

BILL GARRETT, Davidson County
Trans:T20110019083 DEEDQC
Recvd: 04/01/11 11:01 2 pgs
Fees:12.00 Taxes:0.00
20110401-0025097

PICK-UP

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 1st day of April, 2010.

GRANTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derek Starks, the within named 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 this 1st day of April, 2010.

RYAN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/10/14