This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

Robert D Shook
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19TH DAY OF SEPTEMBER, 2012.

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/3/15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
MICHAEL J. DIXON
636 WEST GREEN LANE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
SAME AS NEW OWNER

TAX MAP/PARCEL
MAP 49 PARCEL 120

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged WE, **FLORENCE L. KELLER AND ROBERTA D. SHOOK**, these presents do hereby quitclaim and convey unto **MICHAEL J. DIXON,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being known as Lot No. 8, and the Lot marked 8-A, lying in the rear of Lot 8, Block "A", on the Map of Jack Burton's Subdivision, described according to a survey of John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the center line of Smith Road, the common corner of Lots 7 and 8; thence with the line between said lots north 3 deg. 23' east 278.6 feet to a point, and continuing in the same direction 52.6 feet to a point; thence north 58 deg. 57' east 53.1 feet to a point, a corner of Lot 4, Block "B" thence with the line of Lot 4, Block B, south 31 deg. 11' east 99 feet to a corner of said Lot and Lots Nos. 8 and 10, Block A, thence along the westerly line of Lots 9 and 10, south 3 deg. 23' west 280.6 feet to the center of Smith Road; thence with the center of the same, north 96 deg. 04' west 100 feet to the place of beginning.

Being the same property

BILL GARRETT, Davidson County
Trans:T20120071541 DEEDQC
Recvd: 09/24/12 08:08 2 pgs
Fees:12.00 Taxes:0.00
20120924-0086263

Being the same property conveyed to Robert James Dixon and wife, Dorothy Flair Dixon by Deed from Carolyn Joyce Gillespie, unmarried, of record in Book 3937, page 141, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dorothy Gladys Flair Dixon from Robert James Dixon pursuant to Final Decree of record in Book 4426, page 419, Register's Office for Davidson County, Tennessee. The said Dorothy Flair Dixon having since died Intestate on October 30, 2011 leaving her only heirs-at-law being Florence L. Keller, Michael J. Dixon and Roberta D. Shook as evidenced by Docket Number 12P12 Probate Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and Small Estate affidavit establishes the heirs-at-law.

Dorothy Flair Dixon and Dorothy Gladys Flair Dixon being one and the same person.

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

Witness my hand and seal on this the 19th day of September, 2012.

Florence L. Keller

FLORENCE L. KELLER

Roberta D. Shook

ROBERTA D. SHOOK

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **FLORENCE L. KELLER AND ROBERTA D. SHOOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2012.

Mary Birthright

Notary Public

My commission expires: 11/03/15

