STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer is $ -0-.

Mary J. Minton-Nixon
AFFIANT

Sworn to and subscribed before me this 8th day of February, 2013.

Jennifer L Gilliam
NOTARY PUBLIC My commission expires: 4-19-16

Map and Parcel No. 10405016900

Address of New Owner:
George K. Nixon and
Mary J. Minton-Nixon
3700 Princeton Avenue
Nashville, TN 37205

Send Tax Notices To:
Same

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, GEORGE K. NIXON, hereinafter referred to as Grantor, hereby quitclaims to GEORGE K. NIXON and wife, MARY J. MINTON-NIXON, as tenants by the entirety, hereinafter referred to as Grantees, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in the 26th District of Davidson County, Tennessee, being the southerly part of Lot No. 6 on the Plan of J. D. Torrey's Subdivision of Lots Nos. 411 and 503, in the Richland Realty Company's Division "C", of record in Book 421, page 186, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Princeton Avenue 100 feet south from the corner of Lots Nos. 5 and 6; thence running with the easterly margin of Princeton Avenue southwardly 95 feet to the beginning of a curve, and continuing around said curve in an easterly direction 72.5 feet to the westerly margin of a 30 foot alley; thence with the westerly margin of said alley northwardly 105 feet to an iron pin; thence westwardly 62 ½ feet, more or less, to the point of beginning.

Being the same property conveyed to George K. Nixon, by Quitclaim Deed from George K. Nixon and wife, Sammie R. Nixon, dated May 26, 1988, and recorded May 27, 1988, at Book 7555, page 545, in the Register's Office of Davidson County, Tennessee. Also acquired by instrument dated March 29, 1978, and recorded April 3, 1978, at Book 5268, page 541, in said register's office.

BILL GARRETT, Davidson County
Trans:T20130012734 DEEDQC
Recvd: 02/14/13 13:14 2 pgs
Fees:12.00 Taxes:0.00
20130214-0015171

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This Quitclaim Deed has been executed for the sole purpose of creating a tenancy by the entireties in and to the entire interest in the said property, held by Grantees, as set out in Tennessee Code Annotated § 66-1-109.

IN WITNESS WHEREOF, the said GEORGE K. NIXON has hereunto set his signature, this 8th day of February, 2013.

GEORGE K. NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE K. NIXON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of February, 2013.

NOTARY PUBLIC

My commission expires: 4-9-16

JENNIFER L. CARLISLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

This Deed Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

When Recorded Return to:

Cornerstone Financial Credit Union
P.O. Box 120729
Nashville, TN 37212-0729