7357 03/08 4.00- CASH

This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5403 PAGE 35

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS:
Aline Nichols	SAME	81-12
1640 Arthur Avenue		123
Nashville, Tn. 37208		

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid to us, the receipt of which is hereby acknowledged, for love and affection, we, WILLIAM H. NICHOLS and wife, EMOGENE R. NICHOLS, have bargained and sold, and by these presents do transfer and convey unto the said ALINE NICHOLS for life, with the remainder interest to CAROLINE P. THOMAS, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 311 on the Map of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot 311 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines along the south margin of Jane Street 150 feet to an alley.
>
> BEING the same property conveyed to William H. Nichols and wife, Emogene R. Nichols, by deed from Josh Nichols and wife, Aline Nichols, of record in Book 4895, page 124, said Register's Office.

TO HAVE AND TO HOLD said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ALINE NICHOLS for life, with the remainder interest to CAROLINE P. THOMAS, her heirs and assigns forever. And we do further covenant with the the said Aline Nichols and Caroline P. Thomas that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record.

WITNESS our hands this 8 day of March, 1979.

William H. Nichols

Emogene R. Nichols

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Nichols and Emogene R. Nichols, the within bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of March, 1979.

Charles W. Stacy
1608 22nd Ave N

NOTARY PUBLIC Davidson County

My commission expires: Jan 1 1982

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE .

Emogene Nichols
AFFIANT

Subscribed and sworn to before me this 8th day of March, 1979.

E. Barnes Dep. Reg
NOTARY PUBLIC

My commission expires: _____

QUITCLAIM DEED

From: WILLIAM H. NICHOLS and wife, EMOGENE R. NICHOLS

To: ALINE NICHOLS for life, with the remainder interest to CAROLINE P. THOMAS

F. I. 7. 4. 5. 1.

IDENTIF. REFERENCE

MAR 8 1 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.