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Mail

THIS INSTRUMENT PREPARED BY:
Joseph L. Mercer, III
Attorney at Law
430 Third Avenue, North
Suite 301
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael Edward Nicholson, et al	SAME	117-08-086.00
(NAME)	(NAME)	
810 Stokes Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATOPM of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, BERNADETTE C. NICHOLSON, a widow

by these presents do hereby quitclaim and convey unto MICHAEL EDWARD NICHOLSON AND FRANCES NICHOLSON CLINARD, their successors and assigns, all her right, title and interest in and to the following described tract of land:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A")

19155.7

IDENTIF. REFERENCE

MAR 25 1 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration ~~or value, whichever is greater~~, for this transfer is $ 1.00.

Michael Edward Nicholson
Affiant

Subscribed and sworn to before me,
this 19 day of March, 1985.

My Commission Expires: [illegible]

(Affix Seal)

Mark McLean, Jr.
Notary Public

CHECK
03/25 9.00
1741

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

Witness my hand, this 11th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Mrs. Bernadette C. Nicholson
BERNADETTE C. NICHOLSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KATHRYN L. ROBERTS, a Notary Public in and for said County and State, BERNADETTE C. NICHOLSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of March, 1985.

Kathryn L. Roberts
NOTARY PUBLIC

KATHRYN L. ROBERTS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
1/10/87

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19___.

_____
NOTARY PUBLIC

My Commission Expires:

_____

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A lot of land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of A. B. Mortgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville for said County, and described according to a survey made November 8, 1940, by W. B. Southgate, Surveyor, as follows:

Beginning at a point on the northerly side of Stokes Lane or Avenue 432 feet westerly from Belmont Boulevard; and running thence westerly, with the northerly side of Stokes Lane, 54 feet; thence northerly 200 feet; thence easterly 41.5 feet; and thence southerly 200 feet to the beginning.

Being the same property conveyed to Michael F. Nicholson, Jr. and wife, Bernadette C. Nicholson, by deed of record in Book 1195, page 118, Register's Office for Davidson County, Tennessee. The said Michael F. Nicholson, Jr. having since died. Including but excluding land in the County of Davidson, State of Tennessee, and described as follows:

Beginning at a point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being eastwardly along said right of way 314 feet from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2,341.8 feet eastwardly from 35.0 feet to a point; thence south 11 degrees 10 minutes west 183.4 feet to a point; thence north 58 degrees 55 minutes west 45.6 feet to a point in the said west boundary; thence along the said west boundary north 16 degrees 04 minutes east 83.8 feet to a point; thence north 14 degrees 12 minutes east 102.0 feet to the point of beginning and containing 6,780 square feet and being part of the property conveyed by John V. Wilson to Michael F. Nicholson and wife, Bernadette C. Nicholson in Book 1195, page 118, and all of the property conveyed to them in Book 1199, page 533, Register's Office for Davidson County, Tennessee.

The above described property was conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands was conveyed.

There was also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace, and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows:

BEGINNING at a point in the West Boundary of this property said point being along the said west boundary southerly 185.8 feet from the south right of way mentioned above; thence south 58 degrees 55 minutes east 45.6 feet to a point; thence south 11 degrees 10 minutes west 22.7 feet to a point; thence north 45 degrees 57 minutes west 52.1 feet to a point in the said west boundary; thence along the same west boundary north 16 degrees 04 minutes east 10.0 feet to the point of beginning and containing 729 square feet.

BEING the same property conveyed to the State of Tennessee by deed of record in Book 4738, page 559, Register's Office for Davidson County, Tennessee.