This Instrument Prepared By:
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Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
615/373-4242

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GRANTOR: MRS. EARL B. WILLIAMS

GRANTEE: WAYNE NICHOLS

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General Property Reference:

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Wayne Nichols 3712 Old Clarksville Hwy. Joelton, Tennessee 37080	Same	21 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is One ($1.00) ~~Dollar~~.

Affiant

Subscribed and sworn to before me this 29 day of January, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
12-5-88

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FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar paid and to be paid as follows: _____

sufficiency of which is hereby acknowledged

GRANTOR: MRS. EARL B. WILLIAMS

by these presents does hereby quitclaim and convey unto

GRANTEE: WAYNE NICHOLS

his heirs and assigns, the following described tract of land located in the 14th Civil District of Davidson County, Tennessee more specifically described in Exhibit "A" attached hereto and incorporated herein by specific reference.

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

IN WITNESS WHEREOF, GRANTOR sets his hand this the 24 day of January, 1986.

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GRANTOR:

Mrs Earl B. Williams

MRS. EARL B. WILLIAMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mrs Earl B Williams, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the within-named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Davidson County, Tennessee, this 24 day of January, 1986.

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires April 18, 19

EXHIBIT "A"

TRACT NO. 1
A tract of land in Davidson County, Tennessee, being the property conveyed to Wayne Nichols as recorded in Book 5301, page 733 through page 735, Register's Office of Davidson County, Tennessee, described as follows: BOOK 6775 PAGE 743

BEGINNING at a point in the west line of Eatons Creek Road of the northeast corner of Lot No. 4 on the Baggett Sub., Section 2, as recorded in Book 4995, page 14, RODC.; thence, South 88°48'W for 5.00 feet to the new line of Eatons Creek Road 25 feet from the center of Eatons Creek Road; thence, continuing South 88°48'W for 250.10 feet to the northwest corner of Lot 4; thence, along the line of the north line of SEction 1, Baggett Sub., as recorded in Book 3842, page 93, RODC., South 88°32'W for 175.50 feet to the northwest corner of said Sub.; thence, North 71°54'W for 210.00 feet to a point; thence, North 1°28'E for 712.60 feet to a point the northwest corner of this tract; thence, along the north line of this tract South 88°05'E for 706.20 feet to a point; thence, South 2°26'W for 177.00 feet to a point; thence, North 87°34'W for 7.00 feet to a point; thence, continuing on said South 2°26'W for 209.00 feet to a point; thence, North 87°34'E for 43.5 feet to a point in the west line of Eatons Creek Road on a curve with a radius of 790.00; thence, along said curve in a southerly direction for 150.00 feet to a point; thence, South 2°26'W for 174.68 feet to the point of beginning, 11.7 acres more or less, within tract boundary.

TRACT NO. 2
A triangular tract of land in the 14th Civil District of Davidson County, Tennessee, being the property of Wayne Nichols, as recorded in Book 5301, page 734, Register's Office for said county, described as follows:

BEGINNING in the easterly line of Tract "B" at its intersection with the westerly margin of Eatons Creek Road, said beginning point lying 541.2 feet south 2°26'W of the northeast corner of said Tract "B"; thence, along the westerly margin of Eatons Creek Road in a northeasterly direction 161 feet to an iron pin; thence, north 87°34'W 43.5 feet to the east line of said Tract "B"; thence, with the same, south 2°26'W 155.2 feet to the beginning.

TRACT NO. 3
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Subdivision, Section 1, as of record in Book 3842, page 93, being the same property conveyed to Wayne Nichols by E. L. Baggett and wife, Tallulah A. Baggett, as recorded in Book 4861, page 202, Register's Office for Davidson County, Tennessee

, described as follows:

BEGINNING, said Lot No. 1 fronts 120 feet on the northerly side of Old Clarksville Highway and extends back 383 feet on the westerly line and 420 feet on the easterly line to a dead line, measuring 175.3 feet thereon.

This instrument is made subject to the Plan of record in Book 3842, page 93, said Register's Office, and to all applicable local government planning and zoning regulations.

RUSH
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TRENTIE REFERENCE
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