This instrument prepared by:
Christopher M. Was, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

BOOK 6828 PAGE 931

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Marvin J. Nischan No. 145, Prospect Hill Nashville, TN 37205	Same	116-8-F-145 7DA 74925

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Phoebe C. Nischan (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Marvin J. Nischan all of her right, title and interest, including any interest by right of survivorship, in the following described property in the County of Davidson, State of Tennessee, for the purpose of vesting fee simple title to said property in Marvin J. Nischan, said property more particularly described as follows:

> Land in Davidson County, Tennessee, together with all improvements existing thereon, identified as lot No. 145 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, Register's Office for said County.
>
> BEING the same property conveyed to Marvin J. Nischan and wife, Phoebe C. Nischan by deed from Sheridan Construction Company of record in Book 5579, page 932, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463; Book 4911, page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5087, Page 220; Book 5152, Page 401; Book 5514, Page 138, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

This is improved property known as No. 145, Prospect Hill, Nashville, Tennessee 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of April, 1986.

Phoebe C. Nischan
PHOEBE C. NISCHAN

IDENTIFICATION REFERENCE

APR 14 3 21 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9150 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Phoebe C. Nischan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1986.

Barbara F. Warren
Notary Public

My Commission Expires: 7-27-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Phoebe C. Nischan

Sworn to and subscribed before me
this 14th day of April, 1986.

Barbara F. Warren
Notary Public

My Commission Expires: 7-27-86