Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6856 PAGE 793

FROM Andrew J. Nichols, et ux

AND Frank C. Ingraham, Trustee

TO Frank C. Ingraham, Trustee

TO Janet Ann Nichols & June Marie Barnes

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Ann Nichols June Marie Barnes (NAME) 4238 Lindawood Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Andrew J. Nichols (NAME) 4238 Lindawood Drive (STREET ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	131-1 PAR 89

THIS INSTRUMENT WAS PREPARED BY

INGRAHAM,. CORBETT & ZINN
2114 Parkway Towers
Nashville, Tennessee 37219

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Transfer is exempt from tax under TCA §67-4-409(3)(a)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Andrew J. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: 4/17/88

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create title in fee simple subject to the reservation of a life estate interest in Andrew Nichols & the provisions of his will effecting these premises,

We, Andrew J. Nichols and wife, Shirley Anne Nichols,

by these presents do hereby quitclaim and convey unto Frank C. Ingraham,

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 7 on the Plan of Lindawood, as of record in Book 2330, Page 23, Register's Office for said County.

Said Lot No. 7 fronts 132.94 feet on the east side of Lindawood Drive and runs back between lines, 351.5 feet on the north line and 347.01 feet on the south line to a dead line in the rear on which it measures 132.7 feet.

This conveyance is made subject to restrictions filed for record March 21, 1955, in Book 2392, Page 139, Register's Office for Davidson County, Tennessee, and to the recorded plan showing an Owner's Certificate, a 60 foot set-back line from Lindawood Drive, and a 10 foot easement along the rear and along the north line of the lot for public utilities.

Being the same property conveyed to Andrew J. Nichols and wife, Jean M. Nichols (now deceased), by deed from Travis Smith, Jr., and wife, Annette S. Smith, by deed of record in Book 3067, Page 563, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4238 Lindawood Drive, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Frank C. Ingraham, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Janet Ann Nichols and June Marie Barnes

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24 day of April, 19 86

Andrew J. Nichols
ANDREW J. NICHOLS

Shirley Anne Nichols
SHIRLEY ANNE NICHOLS

Frank C. Ingraham
FRANK C. INGRAHAM, Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Connie F. Spurlin, a Notary Public in and for said County and State, the within named, Andrew J. Nichols and Shirley Anne Nichols, the 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 24th day of April, 1986

Connie F. Spurlin
Notary Public.

My commission expires: 4/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Connie F. Spurlin, a Notary Public in and for said County and State, the within named Frank C. Ingraham, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of April, 1986

Connie F. Spurlin
Notary Public.

My commission expires: 4/17/88

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IDENTIFICATION REFERENCE

MAY 14 3 08 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY