Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 7104 PAGE 151

FROM EVELYN NICKENS BINKLEY **AND** THOMAS NICKENS, JR. TRUSTEE,

TO THOMAS NICKENS, JR. as Trustee,

FROM

TO JAMES EDWARD NICKENS

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	SAME (NAME)	MAP 045
R#3 Box341-A Valley View (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 014.00
Ashland City,TN 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Lockert and Lockert, Attorneys
105 Sycamore Street
Ashland City, TN. 37015

STATE OF TENNESSEE }
COUNTY OF }

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

$5,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES: 5/16/90

(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 a chain of title and the payment of land taxes for past ten years; receipt of which is hereby acknowledged.

We Evelyn Nickens

by these presents do hereby quitclaim and convey unto Thomas Nickens, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

In the 14th district of Davidson County; BEGINNING at a stone on the north side of the still House branch road, thence South 7½ deg. East 52 poles to a stone on top of a ridge, thence South 55 deg. East 20 poles to a point in the Ridge Road; thence South 65 deg. East 27.4 poles to a stone in the Nickens line and with same North 2 deg. East 52 poles to marks on a rock in the still house branch, and with same North 32 deg. West 20 poles; North 68½ deg. West, 12.8 poles to a point in said road and with same North 62½ deg. West 12 poles; North 74½ poles to the beginning containing 11 acres, more or less,we also include in the conveyance a right of way road purposes from the above lands, through or other lands, down the hollow to the public county road which runs along Little Marrowbone Creek.

And bring the same property conveyed to Mrs. M.H. Nickens by Deed of record at Book 432, Page 215, and dated Nov. 26, 1912 Register's Office for Davidson County, Tennessee. Mrs. M.H. Nickens is deceased and Evelyn Nickens is her sole, living, surviving heir.

8268 IDENTIFICATION JAN 12 1987

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

And now, I, the said Thomas Nickens, Jr., , Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James Edward Nickens

his 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 20th day of November, 1986.

Evelyn Nickens Binkley
EVELYN NICKENS BINKLEY

Thomas Nickens Jr.
THOMAS NICKENS, JR. Trustee.

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, C. Cheryl Bryson, a Notary Public in and for said County and State, the within named Evelyn Nickens Binkley & Thomas Nickens (Evelyn Nickens Binkley & Thomas Nickens), 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 Tennessee, this 20th day of November, 1986.

C. Cheryl Bryson
Notary Public.

My commission expires: March 25, 1990

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, , a Notary Public in and for said County and State, the within named , 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 Tennessee, this day of , 19 .

Notary Public.

My commission expires:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82684

IDENTIFI REFERENCE

JAN 12 1 09 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No33623