This Instrument Prepared By:
JOHN AARON HOLT
JACOBS, HOLT, MASTEN & CLAYTON
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

6094 09/19 0101 03CHECK 6.00

Address New Owner:	Send Tax Bills to:	Map/Parcel #
Walter H. Estes et ux 651 River Rouge Drive Nashville, TN 37209	(SAME)	93-3 Parcel 4

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Jack N. Nicholson and Wife, Brenda G. Nicholson, "Grantors", by these presents, does hereby quitclaim and convey unto Walter H. Estes and Wife, Sarah Joyce Estes, "Grantees", their successors and assigns all of their right, title and interest in and to the following described property in Davidson County, Tennessee:

Being the southerly 100 feet and the easterly 30 feet of Lot No. 1301, Block 49 on Plan No. 2 of West Nashville, as of record in Book 57 at page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1301 fronts 30 feet on the northerly margin of California Avenue and extends back between parallel lines of 100 feet to a rear lot line which measures 30 feet thereon.

Being the same property conveyed to Jack N. Nicholson and Wife, Brenda G. Nicholson by deed from Walter H. Estes and Wife, Sarah Joyce Estes recorded at Book 6330, page 403, Registers Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 5400 California Avenue, Nashville, Tennessee 37209.

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

WITNESS our hands this 18 day of September, 1989.

Jack Nicholson
JACK N. NICHOLSON

Brenda G. Nicholson
BRENDA G. NICHOLSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK N. NICHOLSON and Wife, BRENDA G. NICHOLSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of September, 1989.

John Aaron Holt
NOTARY PUBLIC

My commission expires: 3-29-93

6.7.5.1.5.

IDENTIFICATION REFERENCE

SEP 19 11 15 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC
JOHN A. HOLT
DAVIDSON CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ 0
John A. Holt
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Sept 1984
L. C. Cochran
Deputy Register