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

Address New Owner:	Send Tax Bills to:	Map/Parcel #
Walter H. Estes et ux 651 River Rouge Drive Nashville, TN 37209	(SAME)	91-2 Parcel 61

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 westerly part of Lot No. 4 of Block 11 on the Map of Cherokee Park Subdivision, as of record in Book 161 at page 75, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the southerly margin of Pennsylvania Avenue at the northwest corner of the property conveyed to J. J. Sanders and Wife, by deed from J. B. Kohl and wife, of record in Book 782, page 206, said Register's Office,; thence with Sanders' westerly line southwardly 150 feet to the northerly margin of an alley, thence with said alley, westwardly 33 feet 8 inches more or less, to the southeast corner of this property conveyed to Jessis B. Russell and Wife, by deed from Amanda C. Manners, of record in Book 946, page 90, said Register's Office; thence with Russell's easterly line northwardly 150 feet to the southerly margin of Pennsylvania Avenue; thence with said Avenue eastwardly 33 feet 8 inches more or less, to the beginning.
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, of record in Book 6330, page 435, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 6201 1/2 Pennsylvania 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.

My commission expires:
3-27-93

John Aaron Holt
NOTARY PUBLIC

JOHN AARON HOLT NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~TRUE VALUE~~ ~~WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ _____

John A. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF Sept 1987

W. Wescadams
Deputy Register

6095 09/19 0101 03CHECK 6.00

6. 7. 3. 1. 6.

IDENTIFICATION REFERENCE

SEP 19 11 16 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN