Please return to: AMERICAN ESCROW COMPANY
PO Box 1733, Hendersonville, TN 37077

SEND TAX BILLS TO:
OPAL P. AKIN
1401 Hadley Ave.
Old Hickory, TN 37138

NAME AND ADDRESS OF NEW OWNERS:
SAME

This Instrument Prepared By:
BEN HALL McFARLIN, JR.
Attorney at Law
301 N. Spring Street
Murfreesboro, TN 37130

Map No.: 44-15

Parcel No.: 192

Fld. Bk. No. 4D-43610

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100'S DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JUANITA L. NICOLETTI, have this day bargained and sold and do hereby convey and quitclaim unto OPAL P. AKIN, an unmarried person, her heirs and assigns forever, all my right, title and interest in and to a certain tract of land situated in the 4th Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

> BEING Lot No. 230, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Jones Street, containing 0.12 acres, more or less;
>
> SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.
>
> BEING the same property conveyed to Randall D. Bell and wife, Juanita L. Nicoletti, by deed of record from Opal P. Akin, in Deed Book 7971, page 405, Register's Office for Davidson County, Tennessee.
>
> Any interest Randall D. Bell had in said property was vested in Juanita L. Nicoletti pursuant to a Final Decree of Divorce of record in the Probate Court for Davidson County, Tennessee, Juanita L. Nicoletti vs. Randall David Bell, Case No. 90D-206.

Included in this conveyance are any improvements, appurtenances, or structures on the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 14th day of February, 1991.

Juanita L Nicoletti
JUANITA L. NICOLETTI

0 0 9 1 0

IDENTIF. REFERENCE

MAR 22 [illegible] AM '91

DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
DAVIDSON)
COUNTY OF ~~RUTHERFORD~~)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state the within named JUANITA L. NICOLETTI, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS my hand and official seal at ~~Murfreesboro~~ OLD HICKORY, Tennessee, this the 14th day of February, 1991.

State of TN,
Davidson County

Janice W. Winkler
NOTARY PUBLIC

My Commission ~~Expires~~: Expires March 23, 1994

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AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Juanita L Nicoletti
AFFIANT

Sworn to and subscribed before me this the 14th day of February, 1991.

State of TN,
Davidson County

Janice W. Winkler
NOTARY PUBLIC

My Commission Expires: ~~Expires~~ Expires March 23, 1994

5602 03/22 0101 03CHECK 6.00