24484

JUN 21 10 17 AM '96

IDENTIFICATION

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
19TH FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TN 37238-0068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Michael Edward Nicholson 1610 Stokes Lane Nashville, Tennessee 37215	Same	117-08-0 086.00

BOOK 8380 PAGE 152

KNOW ALL MEN BY THESE PRESENTS:

That **Frances Nicholson Clinard,** for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby quitclaim and convey unto **Michael Edward Nicholson,** his successors and assigns, all her right, title and interest in and to the following described tract of land in Nashville, Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A lot of land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of A. B. Mortgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville for said County, and described according to a survey made November 8, 1940, by W. B. Southgate, Surveyor, as follows:

Beginning at a point on the northerly side of Stokes Lane or Avenue 432 feet westerly from Belmont Boulevard; and running thence westerly, with the northerly side of Stokes Lane, 54 feet; thence northerly 200 feet; thence easterly 41.5 feet; and thence southerly 200 feet to the beginning.

Being the same property conveyed to Michael Edward Nicholson and Frances Nicholson Clinard by quitclaim deed from Bernadette C. Nicholson, a widow, of record in Book 6517, page 761, Register's Office for Davidson County, Tennessee.

Including but excluding land in the County of Davidson, State of Tennessee, and described as follows:

Beginning at a point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being eastwardly along said right of way 314 feet from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2,341.8 feet eastwardly for 35.0 feet to a point; thence south 11 degrees 10 minutes west 183.4 feet to a point; thence north 58 degrees 55 minutes west 45.6 feet to a point in the said west boundary; thence along the said west boundary north 16 degrees 04 minutes east 83.8 feet to a point; thence north 14 degrees 12 minutes east 102.0 feet to the point of beginning and containing 6,780 square feet and being part of the property conveyed by John V. Wilson to Michael F. Nicholson and wife Bernadette C. Nicholson in Book 1195, page 118, and all of the property conveyed to them in Book 1199, page 533, Register's Office for Davidson County, Tennessee.

The above described property was conveyed in fee simple to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands was conveyed.

There was also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace, and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows:

BEGINNING at a point in the West Boundary of this property said point being along the said west boundary southerly 185.8 feet from the south right of way mentioned above; thence south 58 degrees 55 minutes east 45.6 feet to a point; thence south 11 degrees 10 minutes west 22.7 feet to a point; thence north 45 degrees 57 minutes west 52.1 feet to a point in the said west boundary; thence along the same west boundary north 16 degrees 04 minutes east 10.0 feet to the point of beginning and containing 729 square feet.

BEING the same property conveyed to the State of Tennessee by deed of record in Book 4738, page 559, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1610 Stokes Lane, Nashville, Tennessee 37215.

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

IN WITNESS WHEREOF she has hereunto set her hand on this the 20th day of June, 1991.

Frances Nicholson Clinard
FRANCES NICHOLSON CLINARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sherry Parker, a Notary Public in and for the aforesaid County and State, Frances Nicholson Clinard, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

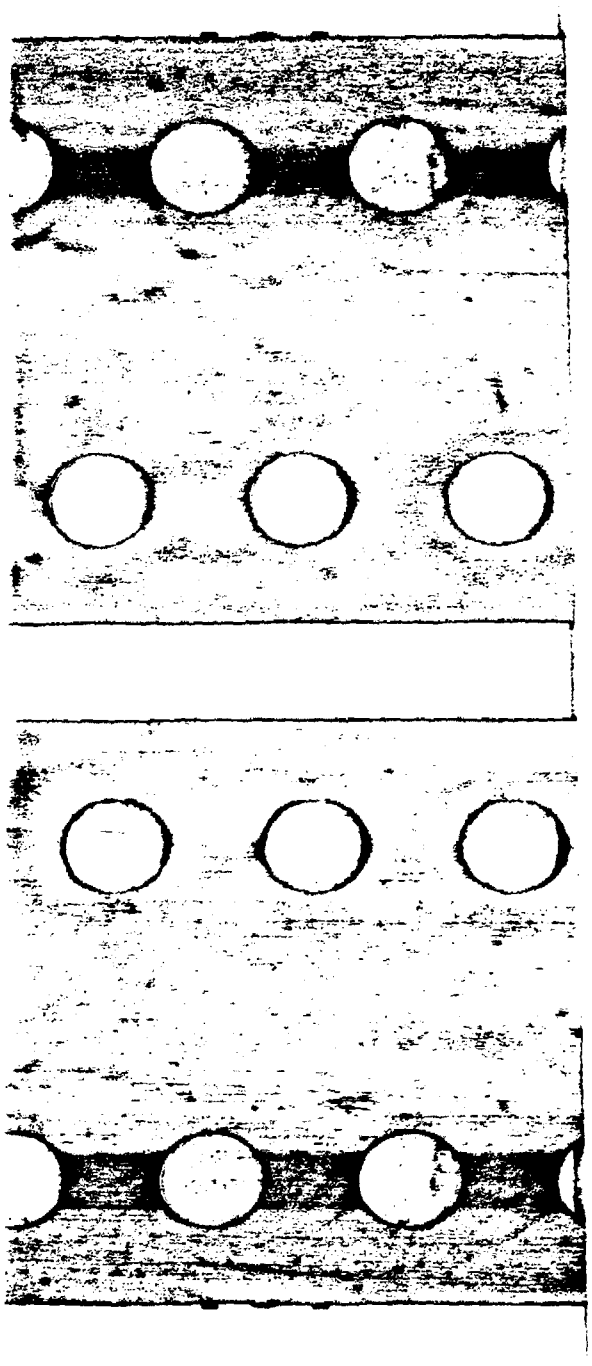
The actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00.

Michael Stuart Nicholson
AFFIANT

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

6394 06/21 0101 03CHECK 56.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 154

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 15000.00
CON TX 49.50
PRFEE 1.00
WDEED 6.00
TOTAL 56.50
CHECK 56.50

06/21/91 01 10:20 0001 6394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24484.

IDENTIFT REFERENCE

Jun 21 10 17 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433400