THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 9466 PAGE 478

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Kenneth E. Nichols	D. T. Nichols a/k/a Dan Taylor Nichols	
Route 1 Box 290A	314 Nawakwa Trail	Map 53-14
Emlenton, PA 16373	Madison, TN 37115	Parcel 4
		Field Book 11D

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between D. T. NICHOLS a/k/a DAN TAYLOR NICHOLS hereinafter referred to as the "GRANTOR", and KENNETH E. NICHOLS, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, D. T. NICHOLS a/k/a DAN TAYLOR NICHOLS, the GRANTOR, has this day bargained, sold and quitclaimed unto KENNETH E. NICHOLS, the GRANTEE, his heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, subject to a life estate retained in the GRANTOR, to reserve by will or devise, if he so chooses a life estate into the said real property being more specifically and particularly described as follows, to-wit:

> A certain tract of parcel of land in the 11th Civil District of Davidson County, Tennessee and being Lot No. 10 on the map of Kennedy and Graves Nawakwa Hills, West End Section, a subdivision of Kennedy and Graves five acre tract, as of record in Book 974 page 96, Register's Office for Davidson County, Tennessee, to which Map references here by made for more complete and accurate description of the metes and bounds of the said property.
>
> Being the same property conveyed to D.T. Nichols a/k/a Dan Taylor Nichols and wife, Mabel B. Nichols by Deed of Record in Book 2047 Page 571, Register's Office for Davidson County, Tennessee. The said Mabel B. Nichols died on may 13, 1957, at which time the property hereinabove described vested in D.T. Nichols in fee simple.

The said D.T. Nichols a/k/a Dan Taylor Nichols, reserves for himself a life estate in and to the said property, together with all improvements thereon and the appurtenances thereto, for and during his natural lifetime. During the term of the said life estate, D.T. Nichols a/k/a Dan T. Nichols will be solely responsible for all upkeep, maintenance, taxes and insurance on the said property. Further, the Grantor, D.T. Nichols a/k/a Dan T. Nichols reserves the right to further reserve for or convey to his current wife, Viola Jean Nichols a life estate in and to the said real property, together with all the improvements thereon and the appurtenances thereto, provided she likewise pays all costs and expenses relating to the upkeep, maintenance, taxes and insurance on the said real property.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 6th day of September, 1994.

D. T. Nichols

D.T. NICHOLS a/k/a DAN TAYLOR NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.T. NICHOLS a/k/a DAN TAYLOR NICHOLS, 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 this the 6th day of September, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/17/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 6th day of Sept, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/17/97

91434
IDENTIF. & REFERENCE

94 SEP 16 AM 8:59
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9015 07/15 1101 03CHECK
8.00