BOOK 9545 PG 143

This instrument was prepared from information supplied by client:

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Lisa Dawn Nichols	National City Mortgage	Map 172-8-B
1817 Champions Dr.	Department 00321	Par 45
Nashville TN 37211	Cincinnati, Ohio 45263-0321	6DU-83276

(mail)

THIS INSTRUMENT WAS PREPARED BY: DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Road, Nashville, TN 37214

FOR no monetary consideration paid, and in compliance with a final decree of divorce under docket No. 94D-3195, I, JEFFREY P. NICHOLS, do hereby transfer, convey and forever quitclaim, all of my right, title and interest in the following described parcel of land, unto LISA DAWN NICHOLS, her heirs, successors and assigns. Said property is more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45, Phase Two on the Plan of Bridle Downs, of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jeffrey P. Nichols and Lisa Dawn Nichols, by deed from Fox Ridge Homes, Inc., as of record in Book 8815, Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, easements, right-of-way for public utilities, and Restrictive Covenants of record in Book 7448, Page 772, Register's Office for said county.

FILED FOR REGISTRATION DAVIDSON COUNTY, TN. 94 DEC 14 AM 9:51

17053

IDENTIF. # REFERENCE

WITNESS my hand this 12th day of October, 1994.

JEFFREY P. NICHOLS:

PAMELA D. ROBERTS NOTARY PUBLIC DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of October, 1993, before me personally appeared JEFFREY P. NICHOLS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of October, 1994.

Pamela D. Roberts
NOTARY PUBLIC

Jan 27, 1996
My Commission Expires:

2891 12/14 0111 03 CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ -0-, In compliance with Final Decree of Divorce.

AFFIANT:

NOTARY PUBLIC

My Commission Expires:

8.00