BOOK 10126 PG 219 BOX 10

THIS INSTRUMENT PREPARED BY:

Patricia Spicer Carden
Attorney at Law
5034 Thoroughbred Lane, Ste. A
Brentwood, Tennessee 37027

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To/ and Mortgagee Is:	Map & Parcel :
Eileen Nicholson Fox	Same	091-15-145
257 Southburn Drive		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Grace Juanita Nicholson

does hereby transfer, quitclaim and convey unto Larry Nicholson, Stanley Nicholson and Eileen Nicholson Fox as Trustees of the Grace Nicholson Trust.

all right, title and interest that she may possess in the following described real property, to wit:

Land in Davidson County, Tennessee,
Being the westerly 60 feet of the Southerly 150 feet of Block 15 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block 15 fronts 60 feet on the northerly side of Dakota Avenue and runs back between parallel lines, with the easterly margin of 53rd Avenue North, 150 feet to an alley.

Being the same property conveyed to Lawrence J. Nicholson and wife, Grace Juanita Nicholson of record in Book 1788, page 295, Register's Office for Davidson County, Tennessee; the said Lawrence J. Nicholson having since died.

7090 07/19 0101 03CHECK 8.00

IDENTIFICATION REFERENCE 0205299

96 JUL 19 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This conveyance is subject to any and all restrictions, easements or deeds of trust which may appear of record.

WITNESS my hand this 15th day of May, 19 96.

Grace Juanita Nicholson

Grace Juanita Nicholson

BOX 10

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Grace Juanita Nicholson
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1996.

Karen D. Southall
Notary Public

My commission expires: My Commission Expires September 21, 1996

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 Grace Juanita Nicholson, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 15th day of May, 1996.

Karen D. Southall
Notary Public

My commission expires: My Commission Expires September 21, 1996