BOOK 10329 PG 953

Prepared from information by the Grantor:

ADDRESS NEW OWNER: Kenneth E. Nichols
Route 1, Box 290A
Emlenton, PA 16373

SEND TAX BILLS TO: Same

5161 01/27 0101 03CHECK 12.00

MAP-PARCEL NOS. 53-14-4

Prepared by:

When Recorded, Mail To: Cindy S. Smith, Attorney at Law
2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson Cty. Box 27-B)

QUITCLAIM DEED

WHEREAS, D.T Nichols, a/k/a Dan Taylor Nichols ("Nichols") and wife, Mabel B. Nichols, were conveyed certain property hereinbelow described ("Property") by deed of record in Book 974, Page 96, Register's office for Davidson County, Tennessee; and,

WHEREAS, Mabel B. Nichols died on May 13, 1957; and,

WHEREAS, Nichols subsequently married Viola Jean Nichols; and,

WHEREAS, Viola Jean Nichols resided with Nichols in Property although Viola Jean Nichols was never deeded the Property; and

WHEREAS, Nichols granted to Viola Jean Nichols his Power of Attorney of record in Book 9412, Page 790, said Register's office; and

WHEREAS, on July 25, 1994, Viola Jean Nichols by virtue of the authority granted her in said Power of Attorney conveyed, without Nichols knowledge or consent, Property to Hayward H. Brewington ("Brewington"), Jr., reserving to herself a life estate by deed appearing of record in Book 9435, Page 451, said Register's office, and a Lease Agreement for Pasture and Grazing of record in Book 9431, Page 568, said Register's office; and

WHEREAS, on September 6, 1994, Nichols conveyed Property to Kenneth E. Nichols by deed appearing of record in Book 9466, Page 478, said Register's office; and,

WHEREAS, upon Nichols discovery of the conveyance to Brewington, Nichols brought an action in equity to set aside the deed at Book 9435, Page 451, and the lease at Book 9431, Page 568, said Register's office; and,

WHEREAS, pursuant to an Order of record in Book 10154, Page 70, said Register's office, the deed at Book 9435, Page 451, and the lease at Book 9431, Page 568, were rescinded and were set aside; and,

WHEREAS, Viola jean Nichols is now deceased; and,

WHEREAS, Nichols desires to re-state his intention and desire to convey the Property to Kenneth E. Nichols;

97 JAN 27 PM 1:18
DAVIDSON COUNTY, TN.

02672711
IDENTIFICATION REFERENCE

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, D.T. Nichols a/k/a Dan Taylor Nichols, unmarried (herein "Grantor") by these presents do hereby quitclaim and convey unto Kenneth E. Nichols, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in Davidson County, Tennessee, 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 reference is hereby 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, leaving D.T. Nichols as the surviving tenant by the entirety. See also Order appearing of record in Book 10154, Page 70, said Register's office

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration value, whichever is greater for this transfer is $10.00.

+ Ethel Imogene Edmonds (Jean)
Affiant

Subscribed and sworn to before me this 25 day of October, 1996

Notary Public
My Commission Expires: 5/23/1998

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, We have hereunto set our hand on this the 25 day of October, 1996

D.T. Nichols a/k/a Dan Taylor Nichols

BOOK 10329 PG 955

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named D.T. Nichols a/k/a Dan Taylor Nichols, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House (city), TN (state), this 25th day of October, 19 96

Notary Public
My Commission Expires: 10/20/99