QUI TCLAIM DEED

97 MAR -7 PM 2:54

REGISTER
DAVIDSON COUNTY, TN.

FROM: Walter C. Tune, Jr.

TO: William Nickel Tune

Address of New Owner	Send Tax Bill To	Map & Parcel
William Nickel Tune 3433 Golf Club Lane Nashville, TN.37215	W. N. Tune 3433 Golf Club Lane 37215	93-15 5

BOOK 10373 PG 250

This instrument prepared by W. N. Tune, 3433 Golf Club Lane, Nashville, TN 37215 4013 03/07/1997 03CHECK 60.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $14.000.00

W. N. Tune
Affiant

Subscribed and sworn to before me, this the 29th day of Jan 199 7

Notary Public

My commission expires: My Commission Expires SEPT. 27, 1997

FOR AND IN CONSIDERATION OF $14,000.00, Walter C. Tune Jr.., hereinafter called "Grantor" does hereby transfer and convey to William Nickel Tune Called, "Grantee," his heirs and representatives all my right , title and interest in certain real estate in Davidson County, Tennessee, described as follows:

LAND in Nashville, Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as of record in book "S", Page 279, Register's Office of Davidson County.

Beginning at a P.K. nail in the westerly margin of Fourth Avenue, South and the northerly margin of Ash Street thence with the northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the northerly margin of Lafayette Street;

Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin;

Thence North 45 degrees, 53 minutes, 18 seconds, West 17.53 feet to an iron pin;

Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin;

Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning containing 9282.381 square feet or 0.213 acres. Pursuant to survey by Volunteer Surveying, David P Blackman, RL S

Being the same property purchased by August Nickel from W. J. J. Yarbrough, et ux of record in book 481, page 96, Register's Office of Davidson County, Tennessee.

August Nickel having died testate and devised by will probated January 3, 1923 of record in probate file number 7610 to Clayanne Nickel for life and upon her death, to Emma Helen Nickel, Daisy Ida Nickel and Carrie Ursula Nickel, each a one-third (1/3), undivided interest with Emma Helen Nickel's interest being held in trust for life with the remainder to Daisy Ida Nickel and Carrie Ursula Nickel.

Emma Helen Nickel deceased on October 1, 1956 (death certificate no. 56-22447,

Davidson County, Tennessee) leaving Daisy Ida Nickel and Carrie Ursula Nickel, now Carrie Ursula Nickel Tune, as owners of one-half (1/2) undivided interest each as tenants in common.

Daisy Ida Nickel having died on April 13, 1979 (death certificate no. 79-010359) a single woman, never married, without issue intestate leaving Carrie Ursula Nickel Tune her one-half (1/2) undivided interest as her sole, surviving heir.

Carrie Ursula Nickel Tune having died on the 16th day of July, 1979 in Nashville, County of Davidson, Tennessee. There are no debts or encumbrances remaining unpaid which are or might become a lien on said property. The Tennessee Inheritance Tax Clearance has been received being receipt number 95-06311, a copy of which is attached as Exhibit B.

The undersigned, heirs to the estate of Carrie Ursula Nickel Tune, as of record in Probate file no. 67897, attached as Exhibit A.

[Carrie Ursula Nickel Tune having died testate (Probate No. 67897) on July 16, 1979 and devising said property to William Nickel Tune, Walter C. Tune, Jr. and Douglas B.Tune each on undivided one-third (13) interest as tenants in common. Douglas B. Tune having since died testate (Probate No. 93P613) leaving his one third (1/3) undivided interest as tenants in common to his wife, Ann Butrum Tune.]

The property is located at 727,729 Fourth Avenue South, extending along Ash Street To Lafayette Street listed as 410 Lafayette Street, Nashville, Tennessee, 37203.

Being the same property inherited by and in accordance of affidavit of inheritance of record in book 10373 page 244.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Walter C. Tune, Jr.
By Evelyn J. Tune, Atty. in Fact

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter C. Tune, Jr. the bargainor (s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee,

Notary Public My commission expires: My Commission Expires SEPT 27, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter C. Tune, Jr. by Evelyn J. Tune, his Attorney-in-Fact, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described and who acknowledged that she executed the within instrument for the purposes therein contained by signing the name of Walter C. Tune, Jr, being authorized to do so as his Attorney-in-Fact.

Witness my hand and Official Seal at Nashville, Tennessee,

My Commission Expires:

My Commission Expires SEPT 27, 1997

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10373 PG 252

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	14000.00
			CON TX	51.80
			PRFEE	1.00
			WDEED	8.00
			ERR	CO
			WDEED	8.00-
			MISC	8.00
			TOTAL	60.80
			CHECK	60.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/97 01 14:56 0001 4013

0280130

97 MAR -7 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

No. 1124388