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IDENTIF. & REFERENCE BOOK 10568 PG 38

THIS INSTRUMENT PREPARED BY:
Kelli Barr Summers
4759 Timberhill Drive
Nashville, Tennessee 37211

97 AUG 13 PM 1:52

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

6509 08/13 0101 01CASH 8.00

Address New Owners
Robert H. Nicholas, Jr.
4343 Courtland Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel
132-11
Par. 4

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Virginia B. Nicholas, by these presents does hereby quitclaim and convey unto Robert H. Nicholas, Jr., and his successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot No. 3 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 3 fronts 153 feet on the westerly side of Courtland Drive and runs back between lines 270.5 feet on the southerly line and 330.1 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 156 feet thereon.

Being the same property conveyed to Robert H. Nicholas and wife, Virginia B. Nicholas, by deed from Bradford F. Crandall and wife, Bonnie C. Crandall, of record in Book 2749, page 31, Register's Office for Davidson County. The said Robert H. Nicholas having since died.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 108; Book 2044, page 31, as amended by instrument of record in Book 2046, page 541 and to easements and setback lines as shown on plan of record in Book 1835, pages 118 and 119, said Register's Office; and subject to special utility easement shown by instrument of record in Book 2088, page 19, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 31st day of July, 1997.

Virginia B. Nicholas
Affiant

My commission expires: 11-28-98
(Affix Seal)

Kelli Barr Summers
Notary Public

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

Witness my hand this the 31st day of July, 1997, the bargaining party, having caused my name to signed hereto on said day and date.

VIRGINIA B. NICHOLAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia B. Nicholas, the within named bargainor, 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 purposed therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 31st day of July, 1997.

Kelli Ann Summers
NOTARY PUBLIC

My Commission Expires: 1-28-98