This Instrument Prepared By:
STEWART & BLACK, ATTORNEYS
333 Gallatin Road, South
Madison, Tennessee 37115

BOOK 11062 PAGE 275

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Rose Marie Nicholson	William G. Nicholson	83-3/188
103 Rosebank Avenue	103 Rosebank Avenue	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, **WILLIAM G. NICHOLSON**, a Widower, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto my daughter, **ROSE MARIE NICHOLSON,** her successors, heirs and assigns, all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being described as per Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 103 Rosebank Avenue, Nashville, Tennessee 37207

GRANTOR does hereby reserve a life estate in said real property until he dies, or until it is determined by two physicians that he is no longer physically able to do so and will not be medically able to return and live in said property, whichever is sooner. GRANTOR shall continue to pay the taxes, insurance and maintenance on said real property for so long as he is able to do so; however, at such time the Grantor is unable to pay said expenses, the GRANTEE herein shall equally pay such expenses, although Grantor is enjoying the life estate, as this is part of the consideration for this conveyance.

The GRANTEE, daughter of the GRANTOR, has always lived in the home except for when she was going to college and has cared for and looked after GRANTOR and his wife, her parents, and has never married. As part of the consideration of her looking after her parents over the years, this deed is to codify and ratify what GRANTOR and his wife have given her a portion of each year and GRANTOR has every reason to believe that she will continue to look after GRANTOR as long as he lives in the property. This is to partially repay our debt.

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

WITNESS my hand this 5 day of August, 1998.

William G. Nicholson

WILLIAM G. NICHOLSON, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for the aforesaid State and County, **WILLIAM G. NICHOLSON,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, after being duly sworn, acknowledged that he executed the foregoing Agreement for the purposes contained therein.

Ella W. Woodall

Notary Public

My Commission Expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

98 12 9:01 03CHECK 14.00

EXHIBIT "A"

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Land in Davidson County, Tennessee being the westerly one half of Lot No. 2 on the plan of George C. Waters Addition as of record in Book 161, page 141 in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to W. G. Nicholson and wife, Katherine M. Nicholson, by deed from Fred T. Wakefield of record in Book 5134, Page 470, Register's Office for Davidson County, Tennessee.

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