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0473896

IDENTIF. & REFERENCE

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

98 AUG 12 AM 9:15

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
William Gerard Nicholson 112 Hillwood Drive Hendersonville, TN 37075	William G. Nicholson 103 Rosebank Avenue Nashville, TN 37207	83-3/188

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, **ROSE MARIE NICHOLSON,** a single person, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto my brother, **WILLIAM GERARD NICHOLSON,** his successors, heirs and assigns, one-half (1/2) remainder 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, said conveyance being subject to the life estate as contained in Deed Book 11062, Page 275, Register's Office for Davidson County, Tennessee.

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

GRANTOR further has a right to live in this property or hereby reserves a life estate on the entire fee. GRANTOR agrees that when he moves and the GRANTOR and GRANTEE agree to sell, GRANTOR will waive and will not claim anything other than her one-half (1/2) interest and will not make claim for the value of the remainder of GRANTOR's life estate in said property.

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

WITNESS my hand this 5th day of Aug., 1998.

Rose Marie Nicholson
ROSE MARIE 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, **ROSE MARIE 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 she 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

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EXHIBIT "A"

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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