PICK-UP

Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20010515-0050133

QUITCLAIM DEED

FROM: NANCY JEAN COOPER, JANE MARIE NICHOLS, JANICE LENORE OVERTON, EVANGELINE DIANNE BASS, and CAROLINE PATRICIA THOMAS, GRANTORS

TO: WILLIAM HENRY NICHOLS, GRANTEE (REMAINDER INTEREST)

PROPERTY CONVEYED:
REMAINDER INTEREST IN
1823 25th Ave., North Court
Nashville, TN 37208

MAP: 81-6

PARCEL: 243

ADDRESS NEW OWNERS:
Carrie Dell Sowell (Life Estate)
1823 25th Ave., North Court
Nashville, TN 37208

William Henry Nichols (Remainder Interest)
2618 Meharry Boulevard
Nashville, TN 37208

SEND TAX NOTICES TO:
~~United Mortgage Services Corporation~~ Owners
~~702 Duke Street~~
~~Norfolk, VA~~

The undersigned, NANCY JEAN COOPER, JANE MARIE NICHOLS, JANICE LENORE OVERTON, EVANGELINE DIANNE BASS, and CAROLINE PATRICIA THOMAS, Grantors, hereby quitclaim, transfer and convey unto WILLIAM HENRY NICHOLS, Grantee, his heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 8 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, page 82, Register's Office for said County, as follows:
>
> Said Lot No. 8 fronts 45.4 feet on the southerly side of 25th Avenue North Court Culdersac and runs back 107.5 feet on the westerly line and 121.4 feet on the easterly line to a broken line measuring 76.4 feet thereon.
>
> Being the same property conveyed by Carrie Dell Sowell to Hunter Short, Trustee, and by the said Trustee to Carrie Dell Sowell for life with a remainder interest to Emogene R. Nichols. Of record in Book 7688, page 701, Office of the Register for Davidson County, Tennessee.
>
> The said Emogene Nichols died on October 25, 1999, survived by the Grantee, William Henry Nichols (her husband), and the Grantors, Nancy Jean Cooper, Jane Marie Nichols, Janice Lenore Overton, Evangeline Dianne Bass, and Caroline Patricia Thomas (her five daughters) as her sole heirs-at-law.

This is improved property known as 1823 25th Ave., North Court, Nashville, Tennessee 37208.

It is the intention of the Grantors by the execution of this Quitclaim Deed to make their father, William Henry Nichols, the sole owner of the remainder interest in the property herein described, subject to the life estate of Carrie Dell Sowell.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on the dates indicated by their respective signatures.

NANCY JEAN COOPER DATE 4/3/2001

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named NANCY JEAN COOPER, the 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 purposes therein contained.

WITNESS my hand and official seal at Nash, TN this 4 day of April, 2001.

NOTARY PUBLIC

My Commission Expires Nov. 27, 2004

My commission expires:

JANE MARIE NICHOLS DATE 4/13/01

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named JANE MARIE NICHOLS, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tn., this 13th day of April, 2001.

Dale Richmond

NOTARY PUBLIC My Commission Expires SEPT. 28, 2002

My commission expires: 10-25-03

Janice Lenore Overton 4/19/01

JANICE LENORE OVERTON DATE

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named JANICE LENORE OVERTON, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 19th day of April, 2001.

Wendy J. Skeels

NOTARY PUBLIC

WENDY J. SKEELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires OCT. 25, 2003

My commission expires: 10-25-03

Evangeline D. Bass 4-4-01

EVANGELINE DIANNE BASS DATE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named EVANGELINE DIANNE BASS, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tn., this 10th day of April, 2001.

Gail Nickham
NOTARY PUBLIC

My commission expires: 10-25-03

Caroline Patricia Thomas
CAROLINE PATRICIA THOMAS DATE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named CAROLINE PATRICIA THOMAS, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 13th day of April, 2001.

Jane Jeffreys Hayes
NOTARY PUBLIC

MY COMMISSION EXPIRES
JANUARY 29, 2005
My commission expires:

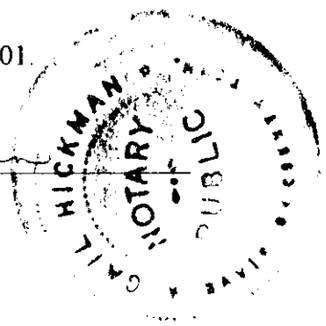
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that no consideration has been given for this Quitclaim Deed.

William Henry Nichols
WILLIAM HENRY NICHOLS

Sworn to and subscribed before me this 27th day of April, 2001.

Dale Nickrosz
NOTARY PUBLIC



My commission expires: 10-23-03

This instrument prepared by: GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD
SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
615/352-8677