This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David E. Nichols
4935 Rawlings Rd.
Joelton, Tennessee 37080

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **21**
GROUP
PARCEL **185**

QUITCLAIM DEED

FOR AND IN CONSIDERATION, pursuant to a divorce settlement, and no monetary consideration, Britta Nichols hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto David E. Nichols, hereinafter called the "GRANTEE", his/her heirs and assigns, all his/her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to David E. Nichols, married by deed from William Joseph Nelms and wife, Joyce Nichols Nelms of record in Book 11090, page 12, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 4935 Rawlings Rd., Joelton, Tennessee 37080.

Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 12th day of February, 2002.

Britta Nichols

Davidson County DEEDQC
Recvd: 02/21/02 10:04 3pgs
Fees:17.00 Taxes:0.00
20020221-0022053

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Britta 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 Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of February, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of February, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

Exhibit A

A small tract of land in the 14th Civil District of said Davidson County, TN, being part of Tract II of the O.C. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract II and described according to a copy of a survey made May 21, 1957, by C.J. Carney, Surveyor, as follows:

BEGINNING at a point in the center line of Bernard Road, at the corner of Lots Nos. 4 and 5; said point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lots Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.