This instrument was prepared by:
Connie Reguli
Attorney at Law
353 Wimpole Drive
Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

Leah J. Nicholls

Subscribed and sworn to before me on this 22nd day of April, 2002.

Notary Public
My commission expires: 3-26-05

Davidson County DEEDQC
Recvd: 09/19/02 13:55 1pgs
Fees:12.00 Taxes:0.00
20020919-0114365

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Address new owner:
Leah J. Nicholls
612 South 16th Street
Nashville, TN 37206

Send tax bills to:
SunTrust Bank
201 4th Ave No. 7th Floor
Nashville, TN 37219

Map Parcel Number:
Map 9401
Parcel 404

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Brian Todd Nicholls, do hereby convey, remise, release and forever quitclaim unto Leah J. Nicholls, her heirs and assigns, my entire right, title and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning at a point in the West margin of South 16th Street at the concrete monument at the common corner of Lot No. 79, Shelby Village No. II, of record in Book 1835, Page 48, said Register's Office, and Lot No. 95-B as above shown; thence along the line of said lots, West 75.0 feet to a concrete monument at the corner of Lot No.95-B and Lot No. 94; thence with the line between said lots, in a northwesterly direction 46.0 feet to the corner of Lots 95-A and 95-B on the Revised Plan; thence the line between said lots, northerly 111.6 feet to a point in the line of Lot No. 96 of Shelby Village No. II, of record in Book 1835, Page 48; thence with the line between said lots, easterly 53.90 feet to the West margin of South 16th Street; thence with said Street, South 121.0 feet to the point of beginning.

Being the same property conveyed to Leah J. Nicholls, by deed from Albert D. Briggs of recorded as Instrument No. 200111270129266, Register's Office for Davidson County. Said property is also known as 612 South 16th Street, Nashville, Tennessee 37206.

The consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of April, 2002.

Brian Todd Nicholls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Todd Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this the 22nd day of April, 2002.

Notary Public
My commission expires: 3-26-05