Davidson County DEEDQC
Recvd: 10/16/02 15:46 2pgs
Fees:12.00 Taxes:0.00

20021016-0127427

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Nickens, Sr. (NAME)	Same As New Owners (NAME)	MAP 55
4409 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 19
Ashland City, TN 37015 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
Prepared From Information Furnished By The Grantees/Grantors Herein, No Examination Of The Public Records In The Register's Office For The Aforesaid County Has Been Made To Determine The Ownership Or Status Of Title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Charles E. Nickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 08th DAY OF October 2002.

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 01-28-03

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Margaret B. Nickens, Unmarried,

by these presents do hereby quitclaim my/our interest unto Charles E. Nickens, Sr. and wife, Phyllis Lorraine Nickens,

their successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert on January 30, 1954, as follows:

BEGINNING in the center of Bull Run Road at a point 352 feet west of the northwest corner of the property conveyed to L.J. Lankford and wife from Woodrow W. Smith and wife by deed of record in Book 1494 at page 19, in the Register's Office of Davidson County; thence with the center of the said road south 60 deg. 15' west 210 feet to the intersection of the center of Bull Run Road with the easterly margin of a 25' access roadway; thence with the said roadway south 17 deg. 45' east 488 feet to an iron pin; thence north 70 deg. 25' east 210 feet to an iron pin; thence north 17 deg. 25' west 525 feet to the beginning, containing 2.4 acres, more or less.

BEING the same property conveyed to Margaret B. Nickins by Warranty Deed from Willard L. Clifton and wife, Beulah Clifton, of record in Book 6844, page 956, Register's Office for Davidson County, Tennessee.

Margaret B. Nickins and Margaret B. Nickens being one and the same person.

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

Witness my hand this 08th day of October 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret B. Nickens
Margaret B. Nickens

CASTQCDE

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 Margaret B. Nickens, Unmarried

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 Goodlettsville, Tennessee, this 1st day of October 2002.

Commission expires 01-28-03

D. Annette Maples
Notary Public

DANNETTE MAPLES
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public