23-1040

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 12/15/03 10:55 2pgs
Fees:12.00 Taxes:0.00
20031215-0178842

PREPARED BY AND RETURN TO:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian K. Nelsen and Cori L. Nelsen 1901 18th Avenue South #105 Nashville, TN 37212	New Owner

TAX MAP - PARCEL NUMBERS: 104-12-O-A-015.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **BRIAN K. NELSEN,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **BRIAN K. NELSEN AND WIFE CORI L. NELSEN,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 105 M of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Brian K. Nelsen by Warranty deed from Tammy T. Algood, unmarried, dated May 22, 2000 and recorded in Instrument No. 20000822-0082912, Register's Office for Davidson County, Tennessee. Brian K. Nelsen and Cori L. Nelsen were married on July 3, 2003.

This property commonly known as: **1901 18th Avenue South #105, Nashville, TN 37212**

WITNESS MY HAND on this the 30 day of OCTOBER, 2003.

BRIAN K. NELSEN

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, BRIAN K. NELSEN, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of October, 2003.

My commission expires: 7 December 2005

Notary Public

RITA WILSON NOTARY PUBLIC LARGE WILSON CO. TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of October, 2003.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30th day of October, 2003.

My commission expires: 7 December 2005

Notary Public

