PICK-UP

Davidson County DEEDQC
Recvd: 02/09/04 10:29 2pgs
Fees:12.00 Taxes:0.00
20040209-0015233

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
150 Second Avenue North, Suite 225
Nashville, Tennessee 37201

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
301 Melissa Drive	Same	
Goodlettsville, Tennessee 37072		

Pursuant to the Marital Dissolution Agreement executed by the grantor and grantee herein, and the Final Decree of Divorce of record under Docket No. 03D826 in the Circuit Court for Davidson County, Tennessee, and for no monetary consideration, I, James William Nelson, II, the grantor, do hereby quitclaim and convey unto Leisa Jean Nelson, the grantee, her heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, known as follows, to-wit:

PROPERTY DESCRIPTION

Land in Davidson County Tennessee, being Lot No. 4 on the Plan of Gateway, Section 1 as of record in Book 3300, page 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Nelson and wife, Leisa J. Nelson on July 30, 1999 by Warranty Deed of record in Book 11611, page 44 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: **301 Melissa Drive**
Goodlettsville, Tennessee 37072

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 1-16-04

JAMES WILLIAM NELSON, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, James William Nelson, II, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal at _____, this 16th day of January, 2004.

REYNOLDS DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 26, 2005

NOTARY PUBLIC

My commission expires:

_____

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration or value of the property, whichever is greater, for this transfer is $0.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 1/16/04

NAME

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, _____, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal at _____, this 16th day of January, 2004.

REYNOLDS DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 26, 2005

NOTARY PUBLIC

My commission expires:

_____