STATE OF TENNESSEE)
COUNTY OF Cheatham)

This transfer is exempt from the Tennessee
Real estate recording tax pursuant to T.C.A.§ 67-4-409(a)(3).

Davidson County DEEDQC
Recvd: 02/13/04 09:04 2pgs
Fees:12.00 Taxes:0.00
20040213-0017209

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 0 , which amount is equal to or greater that the amount which the property transferred would command at a fair voluntary sale.

James H. Nicholson
Affiant

Subscribed and sworn to before me this 6 day of January, 2004.

NOTARY PUBLIC
My Commission Expires 6-9-2004

This instrument was prepared by:
Wade Montrief
325 Plus Park Blvd, Ste 102
Nashville, TN 37217

Address New Owner as Follows:
The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living Trust
2121 Highway 12 S, Unit 58
Ashland City, Cheatham County, Tennessee
37015

Send Tax Bills To:
Same

Map Parcel Numbers
Map 73-6 Parcel 25.01

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, James H. Nicholson and Billie B. Nicholson for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, James H. Nicholson, Trustee, and Billie B. Nicholson, Trustee and their successors in trust, of The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living Trust, its successor and assigns, their entire right title and interest in and to a certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the westerly margin of Moss Rose Drive, said monument being the southeast corner of Lot 3 of Moss Rose Gardens Subdivision, of record in Plat Book 2854, page 137, Register's Office for said County; thence South 26° 16' east along the westerly margin of Moss Rose Drive extended 120 feet to an iron pin; thence South 63° 57' west 271.7 feet to an iron pin in the east boundary of Riverwood Terrace Subdivision as of record in Plat Book 1833, page 134, said Register's Office; thence North 13° 26' 45" west along the subdivision boundary 117.1 feet to a concrete monument in said boundary; thence North 29° 44' 45" west 9.55 feet to an iron pin; the southwest corner of lot No. 3 in Moss Rose Gardens Subdivision as of record in Plat Book 2854, page 137, said Register's Office; thence North 62° 37' east along the south line of said Lot No. 3, 247.35 feet to a point of beginning and containing 0.71 acres.

Being part of the property conveyed to John G. White, by deed from C. A. Wheeler, Jr., and wife, of record in book 2806, page 639, said Register's Office.

This conveyance is made subject to easement granted the United States of America by C. A Wheeler, Jr., and wife, of record in Book 2197, page 213, in connection with the Cheatham Lock and Dam Project on the Cumberland River known as Tract No. 0-1519-E.

This property is further conveyed with the express covenant that there shall be imposed upon the property a set-back line of 130 feet from Moss Rose Drive and a 10 foot easement for public utilities across the rear of the lot and as this property adjoins Moss Rose Gardens it is understood and agreed that it shall be subject to the same restrictive covenants of Moss Rose Gardens Subdivision, which restrictions are recorded in Book 3162, page 504, said Register's Office, as fully and as completely as though said restrictions were copied herein and this set-back line, easement, and restrictive covenant shall be covenants running with the land, binding upon the grantees, their successors and assigns, and the restrictive covenants shall expire as the same time the restrictions on Moss Rose Garden Subdivision expire.

This is improved property known as: 3769 Moss Rose Dr.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to any and all existing restrictions and easements of record. THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, FROM INFORMATION PROVIDED BY THE PARTIES. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

JHN WITNESS my hand this 6 day of January, ~~2003~~ 2004.

James H. Nicholson
James H. Nicholson

B.B.N. Billie B. Nicholson
Billie B. Nicholson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Nicholson and Billie B. Nicholson with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Ashland City, Tennessee, this 6 day of January, ~~2003~~ 2004.

Notary Public

My commission expires: 6-4-2006

