Name and Address of New Owner:

Mary E. Nicholson
5240 Old Hickory Blvd.
Nashville, TN 37218

Davidson County DEEDQC
Recvd: 07/22/04 15:17 3pgs
Fees:17.00 Taxes:0.00
20040722-0087967

This instrument prepared by:
Jimmy A. Duncan
Attorney at Law
4908 Charlotte Avenue
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or
Value, whichever is greater
for this transfer is $___-0-___

Mary E. Nicholson
Affiant

Map and Parcel:

Map 57
Parcel 30

Subscribed and sworn to before
me this the 29th day of
May, 2004.

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:
9-22-07

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Lonnie Edward Nicholson, III**

has bargained and sold and by these presents does remise, release and QUITCLAIM unto

Mary E. Nicholson

all his right title and interest in a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property, known as: **5240 Old Hickory Blvd., Nashville, TN 3718**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of May, 2004.

Lonnie Edward Nicholson, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State the within named, Lonnie Edward Nicholson, III, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of May, 2004.

My commission expires:

9-22-2007

Notary Public

JIMMY A. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

Beginning at a point on the easterly margin of the Old Hickory Boulevard, formerly Sulphur Creek Road, at the intersection of the easterly margin of said boulevard, and the northerly margin of a road or strip of land 18 feet wide on and along the north side of a 53-acre tract of land conveyed to Loula Hallums Andrews by deed from Ruth Neal Clark and husband, of record in Book 1971, page 14, Register's Office for said county, said strip being conveyed to J.T. Owen and wife by deed from Eva Hyde Neal and husband, of record in Book 1403 page 15, said Register's Office; thence with the northerly margin of said strip and a tract of land owned by J.T. Owen north 81-3/4 deg. east 104 poles, north 81 1/2 deg. east 28 poles, south 80 1/2 deg. east 25 poles and north 73 deg. east 14 poles to a planted rock on top of a ridge; thence north 1 1/2 deg. east 33 1/5 poles to a planted rock in a branch; thence with the center of said branch and with its meanderings south 89 1/2 deg. west 14 poles, south 85 1/2 deg. west 18 poles, south 68 deg. west 12 poles, north 77 1/2 deg. west 14 poles, westwardly 6 4/5 poles to a short creek in said branch; thence continuing with the center of said branch south 9 deg. west 2 4/5 poles, north 86 deg. west 6 poles, north 48 deg. west 4 poles; thence south 75 1/2 deg. west 17 1/5 poles to an elm tree in a fence; thence south 78 deg. west 10 3/5 poles to a persimmon tree; thence south 87 1/2 deg. west 43 poles to an elm tree located about 5 1/2 poles easterly from Sulphur Creek; thence south 58 deg. west 7 4/5 poles to a stake on the southerly margin of an old driveway; thence south 87 deg. west crossing said Sulphur Creek at 6 poles, in all 12 1/5 poles to the easterly margin of said Old Hickory Boulevard; thence with the easterly margin of said boulevard, south 13 1/2 deg. west 30 3/5 poles to the beginning, containing 31 acres, more or less.

Being the same property conveyed To Lonnie Edward Nicholson, III, from Mary E. Nicholson widow, by warranty deed of record in Book 10502, page 41, Register's Office for Davidson County Tennessee.