Davidson County DEEDQC
Recvd: 03/22/05 14:45 2 pgs
Fees:12.00 Taxes:0.00

20050322-0031286

# QUITCLAIM DEED

G-AHM-05-2400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Simmons | American Home Mortgage | |
| (NAME) | (NAME) | |
| 2400 Oakland Strreet | 520 Broadhollow Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37212 | Melville, NY 11747 | 104-16-288 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Nicholas Canyon Properties HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Michael Simmons HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

unimproved ( )
This is improved ( X ) property, known as 2400 Oakland Strreet, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 15th day of March, 2005.

Nicholas Canyon Properties

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Simmons, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President of Nicholas Canyon Properties, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 15th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22 2008

## Exhibit "A"

BEING THE NORTHERLY PART OF LOT NO. 170 ON THE BELMONT COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS" OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LINDEN AVENUE AND OAKLAND STREET; THENCE WITH THE EASTERLY MARGIN OF OAKLAND STREET, SOUTHWARDLY 42.0 FEET; THENCE AT RIGHT ANGLES, EASTWARDLY AND PARALLEL WITH THE SAID ALLEY, NORTHWARDLY TO THE SOUTHERLY MARGIN OF THE SAID LINDEN AVENUE; THENCE WITH THE SAME, WESTWARDLY 65.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NICHOLS CANYON PARTNERS, LLC BY QUITCLAIM DEED FROM MICHAEL SIMMONS, UNMARRIED RECORDED JUNE 9, 2004 IN INSTRUMENT NO. 20040609-0068474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MICHAEL SIMMONS, UNMARRIED BY WARRANTY DEED RECORDED JUNE 9, 2004 IN INSTRUMENT NO. 20040609-0068471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 421, page 34, in the Register's Office, Davidson County, Tennessee.

