This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 04/18/05 10:54 3 pgs
Fees:17.00 Taxes:0.00
20050418-0042730

QUITCLAIM DEED

Grantor: **Estate of Emma S. McInturff, Deceased, Sherry L. Cox (Nickens), Executor**

Grantees: **Sherry L. Cox Nickens and Linda Sue Choate Lichtgarn**

County: **Davidson, Tennessee (31)**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Sherry L. Nickens and Linda S. Choate Lichtgarn 6525 Hassell Creek Road Lyles, TN 37098	**Map and Parcel No. (s):** Tax Map 69, Parcel 36

Affidavits of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Sherry L. Cox Nickens
Sherry L. Cox Nickens
Affiant

Subscribed and sworn to before me, this 12th day of January, 2005.

D. Jefferson Herring
Notary Public
My commission Expires Sept. 22, 2007.

D. JEFFERSON HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration for this transfer is $ -0- .

By Linda Sue Choate Lichtgarn attorney in fact
Linda Sue Choate Lichtgarn
Affiant
for Linda Lichtgarn

Subscribed and sworn to before me, this 10 day of March, 2005.

Thomas E. Partlow
Notary Public
My commission Expires 3-25-07

THOMAS E. PARTLOW NOTARY PUBLIC AT LARGE WILSON CO. TENN.

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the **Estate of Emma S. McInturff, Deceased** ("Grantor") does hereby quitclaim and convey unto **Sherry L. (Cox) Nickens** and **Linda Sue Choate Lichtgarn** (together, "Grantees"), as tenants in common with each holding a fifty percent (50%) interest therein, its entire interest in and to the land described in the attached Exhibit A (the "Property").

The Property is conveyed to Grantees subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 12th day of January, 2005.

Sherry L. Cox Nickens
Sherry L. (Cox) Nickens
Executor of Estate of
Emma S. McInturff, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Sherry L. Cox Nickens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executor of the Estate of Estate of Emma S. McInturff, Deceased**, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of such Estate by herself as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 2005.

D. Jefferson Herring
Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, according to the survey of Erly J. Thornton, Jr., Registered Land Surveyor, Tennessee License No. 1123, Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, Tennessee 37115, Project No. 03-813.

Bounded on the North by the Gus Richards property as of record in Deed Book 8140, Page 401, R.O.D.C., TN. Bounded on the East by the Westerly margin of Clarksville Pike (U.S. Highway 41A or State Route 12). Bounded on the South by the T. Turner Snodgrass Trustee property as of record in Deed Book 7358, Page 358, R.O.D.C., TN. Bounded on the West by the Gus Richards, Jr., property as of record in Instrument No. 200210220129643, R.O.D.C., TN and being more particularly described as follows:

Beginning as an iron pin in the Westerly margin of Clarksville Pike, 290.6 feet from the Southerly margin of Abernathy Road;

Thence, with the Westerly margin of Clarksville Pike and a curve to the left, said curve having a central angle of 00° 55' 40", a radius of 1467.50 feet, a length of 23.76 feet, and a chord bearing and distance of S 27° 32' 07" E. 23.76 feet;

Thence, continuing with said margin, S 27° 59' 57" E, 458.93 feet, to an iron pin;

Thence, leaving Clarksville Pike and a common line with the T. Turner Snodgrass, Trustee property as of record in Deed Book 7358, Page 358, R.O.D.C., TN, S 84° 55' 54" W, 422.96 feet to an iron pin;

Thence, a common line with the Gus Richards, Jr. property as of record in Instrument No. 200210220129643, R.O.D.C., TN, N 01° 39' 37" W, 432.58 feet to an iron pin;

Thence, a common line with the Gus Richards Property as of record in Deed Book 8140, Page 401, R.O.D.C., TN, N 81° 25' 51" E, 209.74 Feet to the point of Beginning.

Containing 139,017 sq. ft. or 3.191 acres, more or less.

Being the same property conveyed to Wayne M. McInturff and wife, Emma S. McInturff, as to an undivided one-half (1/2) interest, and to James A. Lewis and wife, Hilda M. Lewis, as to the remaining undivided one-half (1/2) interest, from Opal Abernathy Wilson, by deed of record in Book 6529, Page 121, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Estate of Emma S. McInturff, Deceased, from James A. Lewis and wife, Hilda M. Lewis, as to their undivided one-half (1/2) interest therein, by deed of record as Instrument No. 20040817-0099287, Register's Office for said county.

This is unimproved property know as 3831 Clarksville Pike, Nashville, Tennessee.

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