This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 04/27/05 09:49 2 pgs
Fees:12.00 Taxes:0.00
20050427-0046695

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffery Michael Nichols **4425 Westlawn Drive C206** **Nashville, TN 37209**	**Same As Owner**	**Map 103-8-A** **Parcel 46**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Barbara Ann Nichols, unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my rights, title and interest unto **Jeffery Michael Nichols, unmarried,** his heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C-206 as shown on the Plat of Westlawn Green, a condominium of record in Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nelle L. Conquest and daughter Barbara Ann Nichols, jointly for life, and upon the death of either to the survivor in fee. Nelle L. Conquest has since died vesting full title to Barbara Ann Nichols.

This is improved property known as **4425 Westlawn Drive C206, Nashville, Tennessee 37209**

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of April, 2005.

Barbara Ann Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Ann Nichols** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2005.

FREDERICA N. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Nov. 10, 2008

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 26th day of April, 2005.

NOTARY PUBLIC

My Commission Expires

