Davidson County DEEDQC
Recvd: 05/31/05 15:08 3 pg
Fees:17.00 Taxes:0.00
20050531-0061160

Quitclaim Deed

From: William H. Nichols Trust, William H. Nichols, Grantor

To: Nancy Jean Cooper, Grantee

Property Conveyed
1509 10th Ave. North
Nashville, TN 37208

Map 81-12

Parcel 286

Address New Owner and Send Tax Notices To
Nancy Jean Cooper
2618 Meharry Blvd.
Nashville, TN 37208

The Undersigned, William H. Nichols, Grantor, hereby quitclaim, transfer and convey unto Nancy Jean Cooper, grantee, her heirs and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 255 in the town of McGavock the plat of which is of record in Book 21, page 23, of Register's Office of Davidson County, Tennessee, to which references is here made.

The said lot fronts 51 feet on the west side of the 10th Avenue North. Formally Polk Street between Cheatham and Scott Streets as surveyed by W.W. Southgate May 10, 1888, with its proportions of the surplus therein, and runs back at right angles with the said 10th Avenue North, formally Polk Street, between parallel lines 150 feet to a 16-foot alley in the rear. Being the same property described in Book 268, page 201, Office of the Register for Davidson County, Tennessee.

The said Emogene Nichols died on October 25, 1999, surveyed by the Grantee, William Henry Nichols (her husband) and the Grantors, Nacncy Jean Cooper, Jean Marie Nichols, Janice Lenore Overton, Evangeline Dianne Bass, and Caroline Patricia Thomas (her five daughters) as her sole heirs-at-law.

And being the same property conveyed to Emogene Nichols by Deed from Michael O. Herron, of record as Instrument No. 20010515-0050129 in the office of the Register for Davidson County, Tennessee.

This improved property known as 1509 10th Avenue North, Nashville, Tennessee 37208.

It is the intention of the Grantor by the execution of this Quitclaim Deed to make his daughter, Nancy Jean Cooper, the sole owner of the property herein described.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on the date indicated by the signature.

William H. Nichols

William H. Nichols, Trustee

5/31/05

Date

TITUS T. THOMAS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

Personally appeared before me, a Notary Public in and for said County and State the within named William H. Nichols, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, TN

This 31 day of May, 2005.

Notary Public

My commission expires: Sept. 24, 2005

The undersigned, being first duly sworn, makes oath that no consideration has been given for this Quitclaim Deed.

Nancy Jean Cooper

TITUS T. THOMAS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 31 day of May, 2005

Notary Public

My commission expires: Sept. 24, 2005