Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20050906-0106904

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert Nichols et ux 5039 Cougar Cove Joelton, TN 37080	1st Trust Bank for Savings P. O. Box 17257 Memphis, Tennessee 38187-0257	Map 4, part of parcel 165 Map 4, parcel 163

WHEREAS, Robert Nichols and wife, Diane Nichols, acquired certain property in Davidson County, Tennessee, consisting of approximately 5.01 acres of land, by Warranty Deed of record as Instrument No. 20040323-0032580, in the Register's Office for Davidson County, Tennessee (the "Nichols Tract"); and

WHEREAS, Robert Nichols and wife, Diane Nichols, have subsequently acquired additional property in Davidson County, Tennessee, consisting of approximately 2.591 acres of land located adjacent to the Nichols Tract, by Warranty Deed recorded simultaneously herewith, as Instrument No. 20050906 - 0106903, said Register's Office (the "Nichols' Adjacent Tract"); and

WHEREAS, Robert Nichols and wife, Diane Nichols, desire to re-convey said Nichols Tract and the Nichols Adjacent Tract, to themselves in order to evidence a conveyance of the Nichols Tract and the Nichols Adjacent Tract as one contiguous parcel of land;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT NICHOLS AND WIFE, DIANE NICHOLS (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto the said ROBERT NICHOLS AND WIFE, DIANE NICHOLS (the "Grantees"), their heirs, successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A tract of land in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Tract 12 and a portion of Tract 11 from the "Boundary Survey & Tracts" by Bob Cummings, Land Surveyors, updated February 29, 1988, and a survey by Ragan-Smith-Associates, Inc., dated April 19, 2005, and more particularly described as follows:

Beginning at an iron rod (new) with cap stamped Ragan-Smith Associates, the northwesterly property corner of said Lot 12 on the easterly side of a 50 foot wide easement for ingress/egress, presently called Cougar Cove and proceeding as follows:

Leaving said easement, South 66 degrees 31 minutes 29 seconds East, 551.47 feet to a 5/8 inch iron rod (old) with no cap;

Thence, South 73 degrees 27 minutes 00 seconds East, 325.57 feet to a ¾ inch iron rod (old) with no cap, the northeasterly property corner of this tract;

Thence, with the common property line of Frank Leslie Irwin, Sr. and wife, Katherine O. Irwin, as of record in Deed Book 4551, page 246, Register's Office of Davidson County (R.O.D.C.), Tennessee, in part, Lauren Suter Cato, as of record in Deed Book 6520, page 75, R.O.D.C., Tennessee, and of Sue Garrett Suter and husband, Turner

L. Suter, as of record in Deed Book 4550, page 256, R.O.D.C., Tennessee, in part, South 02 degrees 01 minutes 42 seconds West, 322.33 feet to a 5/8 inch iron rod (old) with no cap;

Thence, continuing with said Sue Garrett Suter and husband, Turner L. Suter, South 01 degree 56 minutes 13 seconds West, 121.10 feet to an iron rod (new) with cap stamped Ragan-Smith Associates;

Thence, leaving Suter and severing Lot 11 making a new line, North 62 degrees 25 minutes 45 seconds West, 1060.71 feet to an iron rod (new) with cap stamped Ragan-Smith Associates, the southwesterly property corner of this tract, on the easterly side of said 50 foot wide easement;

Thence, with said easterly side of said easement, North 27 degrees 28 minutes 06 seconds East, 109.02 feet to a 5/8 inch iron rod (old) with no cap;

Thence, continuing with the easterly side of said easement, North 27 degrees 32 minutes 32 seconds East, 189.37 feet to the Point of Beginning and containing 331,061 square feet or 7.600 acres, more or less, as calculated by the above courses and distances.

Together with all right, title, and interest in and to a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road, and being more completely described by deed of record in Book 10470, page 983, Register's Office for Davidson County, Tennessee.

BEING property conveyed to Robert Nichols and wife, Diane Nichols, by Warranty Deed of Record as Instrument No. 20040323-0032580, and Warranty Deed of record as Instrument No. 20050906-0106903, both in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 30th day of August, 2005.

ROBERT NICHOLS

DIANE NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NICHOLS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE NICHOLS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

David J Hodges
Affiant

Subscribed and sworn before me this 30th day of August, 2005.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1/28/06