Davidson County DEEDQC
Recvd: 03/07/06 13:40 2 pgs
Fees:12.00 Taxes:0.00
20060307-0026385

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor(s) Tommie Lee Nichols and wife, Ruth B. Nichols of 1404 Winding Way Road, Nashville, Tennessee 37216, on this the 7th day of March, 2006, for and in consideration of the sum of One and no/100s Dollars, does hereby quit claim to Grantee(s) Michael L. Nichols Sr. and Bonnie J. Nichols (husband & wife) of 2805 Linden Lane, Southlake, Texas 76092 **as Tenants by the Entireties with the right of survivorship all rights,** title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION: Land in Davidson County, Tennessee, being the southerly part of the "K. G. Austin" lot, as shown on the Plan of Micro Meadows, 2nd Addition, as record in Book 1424, page 112, Register's Office for said County.

SAID part of said lot fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

BEING the same property conveyed to Tommie Lee Nichols and Ruth B. Nichols, of in Book 116, page 35, Register's Office for Davidson County, Tennessee, on the 8th of March 1967.

This conveyance is made subject to Restrictive Covenants of record in Book 2150, page 543, Register's Office for Davidson County, Tennessee.

Map/Par: 10713005100

COMMONLY KNOWN AS: 1104 Coarsey Drive, Nashville, Tennessee 37217

SUBJECT TO: Current taxes, assessments, reservation of record and all easements, right of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) this 7th day of March, 2006.

Tommie Lee Nichols

Ruth B. Nichols

ACKNOWLEDGMENT

STATE OF TENNESSEE }
} ss
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tommie Lee Nichols and wife, Ruth B. Nichols of 1404 Winding Way Road, Nashville, Tennessee 37216 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 7th day of March, 2006.

TRICIA L. REAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tricia L. Reavis
Notary Public

My commission expires: notary expires March 31, 2007

I, or we, hereby swear or affirm that to the affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Tommie Lee Nichols
Affiant

Ruth B. Nichols
Affiant

Send Tax Bills:
Prepare By:

Michael L. Nichols
2805 Linden Lane
Southlake, TX 76092

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
Thurbert L. Nichols
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March 20 06
Deputy Register