PICK-UP

Box 21-B

Prepared by:
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Davidson County DEEDQC
Recvd: 03/30/06 12:25 2 pgs
Fees:12.00 Taxes:0.00
20060330-0036110

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Margaret R. Nicklas, Trustee **c/o 6520 Pennywell Dr.** **Nashville, TN 37205**	**Margaret R. Nicklas, Trustee** **c/o 6520 Pennywell Dr.** **Nashville, TN 37205**	**Map 115-6** **Parcel 30**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARGARET R. NICKLAS, (hereinafter "Grantor"), by these presents, does hereby quitclaim and convey unto MARGARET R. NICKLAS, TRUSTEE OF THE MARGARET R. NICKLAS LIVING TRUST DATED MARCH 28, 2006, (hereinafter "Grantee"), its successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Being Lot No. 136 on the Plan of West Meade Estates, Section 7, as of record in Book 3106, page 150, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 136 fronts 150 feet on the westerly side of Pennywell, Drive and runs back between lines 292.5 feet on the northerly side and 196.82 feet on the southerly side to a dead line in the rear on which it measures 183.73 feet.
>
> Being the same property conveyed to Grantor in fee simple by Quitclaim Deed dated March 28, 2006, from Charles E. Nicklas of record as Instrument Number 20060329-0035592 in the Register's Office for Davidson County, Tennessee.

#375574

This is improved property known as 6520 Pennywell Drive, Nashville, Davidson County, Tennessee, 37205.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 30th day of March, 2006.

Margaret R. Nicklas
MARGARET R. NICKLAS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MARGARET R. NICKLAS, the within named 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, at office, this 30th day of March, 2006.

TOMMY C ESTES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Tommy C. Estes
Notary Public
My Commission Expires: 06-28-08

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).