THIS INSTRUMENT PREPARED BY:

Scott C. Williams
Waller Lansden Dortch & Davis
A Professional Limited Liability Company
809 South Main St., Suite 300
P.O. Box 1035
Columbia, Tennessee 38402-1035

Davidson County DEEDQC
Recvd: 05/01/06 11:21 2 pgs
Fees:12.00 Taxes:0.00
20060501-0049524

TAX MAP 98-1, PARCEL 4

QUITCLAIM DEED
(DEED OF GIFT)

For and in the consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Jackie R. Nelson and wife, Carol B. Nelson, have bargained and sold and do by these presents, sell, transfer, convey and quitclaim any and all right, title and interest that they may have in the hereinafter-described real property unto Donald Wayne Nelson, his heirs and assigns, a ~~ONE-SEVENTH (1/7)~~ ALL REMAINDER JRN CBN INTEREST in and to the following described tract or parcel of land lying in the Fourth (4th) Civil District of Davidson County, Tennessee, more fully described as follows, to-wit:

> Being Lot No. 92 on the Plan of Lake Park Subdivision, Section 1, of record in Book 4175, page 134 and 135, reference to which Plan is hereby made for a more complete and detailed description.
>
> Being a portion of the same property conveyed to Jack R. Nelson and wife, Carol B. Nelson by deed from Steve Foster and wife, Dorothy R. Foster of record in Book 4798, page 419, Register's Office for Davidson County, Tennessee.
>
> Legal description prepared from prior deed.

TO HAVE AND TO HOLD, the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments, thereunto belonging and pertaining unto the said Donald Wayne Nelson, his heirs and assigns, in fee simple forever.

Jackie R. Nelson and wife, Carol B. Nelson, covenant with the said Donald Wayne Nelson, his heirs and assigns, that they are lawfully seized and possessed of the herein described property and have a good and lawful right to convey the same.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this the 1st day of January 2006 ~~2004~~.

JR Nelson
JACKIE R. NELSON

Carol B. Nelson
CAROL B. NELSON

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a notary public in and for the State and County aforesaid, personally appeared Jackie R. Nelson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 1st day of May, 2008.

NOTARY PUBLIC

KENNETH W. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Sunday, June 7 2009

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a notary public in and for the State and County aforesaid, personally appeared Carol B. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 1st day of May, 2008.

NOTARY PUBLIC

KENNETH W. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Sunday, June 7 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.

JR Nelson
AFFIANT

Sworn to and subscribed before me, this 1 day of May, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SEND TAX BILLS TO:

Donald Wayne Nelson
5938 Port Anadarko Trail
Hermitage TN 37076

realest\nelson6-deedofgift