Davidson County DEEDQC
Recvd: 09/22/06 15:52 2 pgs
Fees:13.00 Taxes:790.37
20060922-0117937

THIS INSTRUMENT PREPARED BY:
Mollie E. Mahan
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

This instrument was prepared by relying solely upon information provided to us by the parties to this transaction. No title search or exam was performed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $213,613.00.

Alexander M. Nicholson Jr.
Affiant

Subscribed and sworn to before me, this 21 day of September, 2006.

Notary Public

My Commission Expires: My Commission Expires 3-20-2010

GREY GIBSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner As Follows:
Nicholson's Hi-Fidelity Center, Inc.
115 19th Avenue South
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
092-16-0 123.00 &
092-16-0 124.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ALEXANDER M. NICHOLSON, JR.,** married, (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **NICHOLSON'S HI-FIDELITY CENTER, INC.,** a Tennessee corporation, all right, title, and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being a part of Lot No. 146 in Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of an alley, said alley being about 100 feet north of the intersection of Broad Street and 19th Avenue South; said point of beginning being about 127 ½ feet west from the northwesterly corner of the intersection of said alley with 19th Avenue South; thence runs westerly along the margin of said alley 28 feet, more or less, to another alley; thence northward and parallel with 19th Avenue South, 35 ½ feet more or less to a point; thence easterly 28 feet more or less to a point; thence southwardly 35 ½ feet to the point of beginning.

Tract II: Beginning on the westerly margin of 19th Avenue South at a point being 106 feet northerly from the northwest intersection of 19th Avenue South and Broadway, formerly Broad Street, being the northerly margin of a 6 foot alley; thence with the westerly margin of 19th Avenue South, northerly 69 ½ feet to the southeast corner of the W. C. Collier property; thence with the southern boundary line of said Collier property westerly 151 feet to an alley; thence

with said alley southerly 32 feet to a point, being 1 foot from the northern wall of a brick stable; thence easterly and parallel to the northern wall of said stable 28 feet; thence southerly and parallel to the eastern wall of said stable; 35 ½ feet to an alley; thence with said alley easterly 125 2/5 feet to the beginning.

Being the same property conveyed to Alexander M. Nicholson, Jr. by Quitclaim Deed from Mark H. Westlake and Hugh W. Entrekin, Co-Trustees of the Jessie H. Davis Irrevocable Trust for Alexander M. Nicholson, Jr., dated September 30, 1966, said deed of record in Book 10304, page 411, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 113, 113A & 115 19th Avenue South, Nashville, TN 37203.

This is not the usual place of residence of the Grantor or the Grantor's spouse, Laurie P. Nicholson. Nevertheless, the Grantor's spouse, Laurie P. Nicholson, has signed this deed below for the purposes of agreeing to this conveyance and to waive and release any right or interest she may possess or have in the subject real property by virtue of her marriage to the Grantor.

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

WITNESS our hands this 21st day of September, 2006.

Alexander M. Nicholson, Jr.

Laurie P. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of September, 2006.

Notary Public

My Commission Expires: My Commission Expires 3-20-2010

C. GREY GIBSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 21 day of September, 2006.

Notary Public

My Commission Expires: My Commission Expires 3-20-2010

C. GREY GIBSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

C. GREY GIBSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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