# QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:
DOUGLAS B. NICHOLS
9381 CLOVERCROFT RD,
FRANKLIN, TENN. 37067

Davidson County DEEDQC
Recvd: 12/13/06 13:37 2 pgs
Fees:12.00 Taxes:0.00
20061213-0153774

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NEW OWNER +

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL REFERENCE: |
|---|---|---|
| 5134 REGENT DRIVE | 5134 REGENT DR. | M146-15 |
| NASHVILLE, TENN. 37220 | NASHVILLE, TENN. 37220 | PARCEL 48 |

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,

FOR THIS TRANSATION IS $10 (TEN DOLLARS).

Maxie L. Nichols
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF December ,2006

Wendy Bte
NOTARY PUBLIC

WENDY [illegible] STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/20/07

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (10.00) CASH IN HAND PAID, AND LOVE AND AFFECTION, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I , MAXIE L. NICHOLS ("GRANTOR")** HAS THIS DAY BARGAINED, SOLD AND CONVEYED UNTO **DOUGLAS BRYAN NICHOLS A 1/3% INTEREST, EMMA FAYE NICHOLS HAYES A 1/3% INTEREST,RANDEL WADE NICHOLS A 1/6%INTEREST, TERESA K. NICHOLS A** 1/6% INTEREST**"(GRANTEES")** AND THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 260 ON THE PLAN OF HAILEYWOOD ESTATES, SECTION 8-D, AS OF RECORD IN BOOK 3500, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 260 FRONTS 110.9 FEET ON THE EASTERLY SIDE OF REGENT DRIVE, AND RUNS BACK BETWEEN LINES, 354.7 FEET ON THE NORTHERLY SIDE, WHICH IS A BROKEN LINE, AND 325.1 FEET ON THE SOUTHERLY SIDE TO A LINE IN THE REAR, MEASURING 89.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MAXIE L. NICHOLS AND WIFE, PEARL B. NICHOLS BY DEED FROM G.H.TOOD AND H.B.SHEETS, OF RECORD IN BOOK 3619, PAGE 413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5134 REGENT DRIVE NASHVILLE,DAVIDSONCOUNTY, TENNESSEE, 37220.WITNESSETH, THAT THE SAID **GRANTOR MAXIE L. NICHOLS** HEREBY REMISSES,RELEASES AND QUITCLAIM UNTO **SAID GRANTEE'S DOUGLAS B. NICHOLS (1/3),** Emma Faye Nichols Hayes MH **~~EMMA FAYE NICHOLS~~(1/3),** EH **RANDEL WADE NICHOLS(1/6),TERESA K. NICHOLS(1/6),** FOREVER, INTEREST, IN ALL THE RIGHT, TITLEINTEREST AND CLAIM SAID GRANTOR NOW HAS IN AND TO THE ABOVE DESCRIBED PROPERTY AND ANY IMPROVEMENTS OR APPURTENANCES THERE IN

WITNESS WHEREOF, THE SAID **GRANTOR MAXIE L. NICHOLS** HAS SIGNED AND SEALED THESE PREMISES THIS THE 5th DAY OF December, 2006.

Maxie L. Nichols
MAXIE L. NICHOLS (GRANTOR)

(STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

ON THIS THE 5th DAY OF December ,2006, BEFORE ME PERSONALLY APPEARED MAXIE L. NICHOLS, GRANTOR, KNOWN TO ME PERSONALLY (OR WHO PROVIDED SUFFICIENT PROOF OF HIS IDENTITY) AND WHO ACKNOWLEDGED HE SIGNED AND EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES RECITED THEREIN. WITNESS MY HAND AND SEAL THIS 5th DAY OF December ,2006.

Wendy Bea
NOTARY PUBLIC

WENDY BEA NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 8/20/07