THIS DOCUMENT PREPARED BY:
Michael Davis & Associates
109C EAST AVENUE
GOODLETTSVILLE, TN 37072

MAP/PARCEL: 098-09-0-A-074.00CO

NEW OWNER'S ADDRESS:
John Nicholson
5301 Mast Point
Hermitage, TN 37076
SEND TAX BILLS TO:
SAME

Davidson County DEEDQC
Recvd: 02/07/07 14:46 1 pgs
Fees:12.00 Taxes:0.00
20070207-0016286

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I Tracy Dewsnup n/k/a Tracy Nicholson **(Grantor),** by these presents do hereby quitclaim and convey unto John Nicholson **(Grantee),** his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 174 ON THE PLAN OF PHASE THREE-A, LAKESHORE, OF RECORD IN PLAT BOOK 7900, PAGE 516, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Tracy P. Dewsnup and husband John Nicholson by Warranty Deed from Gail C. Marino and husband Albert T. Marino of record in Instrument Number 20011217-0138763 Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on the 14th day of February, 2006.

Tracy P. Nicholson
Tracy Dewsnup n/k/a Tracy Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above-mentioned county and state, Tracy Nicholson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of February, 2006.

Christy Y. Hare
Notary

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-21-09

The actual consideration or value whichever is greater, for this transfer is $0.

John Nicholson
Affiant

Sworn and subscribed before me, this the 14th day of February, 2006.

Christy Y. Hare
Notary Public
My commission expires: 3-21-09

CHRISTY Y. HARE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY