THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
W. SCOTT NICKELS KELLY J. NICKELS 323 & 325 21st Avenue North Nashville, Tennessee 37203	Same	Map 92-11 Parcel 301

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and in order to create a tenancy in common, I, W. SCOTT NICKELS, by these presents do hereby quitclaim and convey unto my spouse, KELLY J. NICKELS, a fifty percent (50%) undivided interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 323 & 325 21st Avenue North, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 2nd day of NOV, 2007.

W. SCOTT NICKELS

Davidson County DEEDQC
Recvd: 11/15/07 16:03 3 pgs
Fees:17.00 Taxes:0.00
20071115-0134250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, W. SCOTT NICKELS, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of Nov, 2007.

Delores Richardson
Notary Public

My Commission Expires:
9/19/2009

DELORES RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Kelly J. Nickels
KELLY J. NICKELS

Subscribed and sworn to before me
this 2nd day of Nov, 2007.

Delores Richardson
Notary Public

My Commission Expires:
9/19/2009

DELORES RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 57 on Block 6 on the Plan of Murphy Land Company's Division "B", as of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee.

SAID plan shows said property divided into blocks but does not show the division of said Blocks into lots, but according to an unrecorded plan dividing said blocks into lots, said Lot 57 front 50 feet on the westerly side of 21st Avenue, North, and runs back between parallel lines 168 feet to an alley.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 56 Block 6 of Division "B", in the Plan of the Murphy Company, which is of record in Book 161, Page 126, Register's Office for said County.

SAID Lost fronts 50 feet on the west side of Twenty-First Avenue North (formerly Vanderbilt Avenue) and running back between parallel lines 168 feet to an alley.

Being the same property conveyed to W. SCOTT NICKELS, by deed of record in Book 10539, page 499, Register's Office for Davidson County, Tennessee.