BOX 10-A	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
THIS INSTRUMENT PREPARED BY: **Amy Adams Gowan** **Premier Escrow, LLC** **4301 Hillsboro Road, Suite 300** **Nashville, Tennessee 37215** **(615) 269-6626**	The actual consideration for this transfer is $10.00. Amy Adams Gowan **AFFIANT**
This deed was prepared from information provided by the parties. No independent title examination was made to prepare this instrument.	Subscribed and sworn to before me, this 13th day of February, 2008. Alison L. Rutledge Notary Public My Commission Expires: ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23 2009

Address New Owners As Follows:
Stephen Nestor
4705 Alabama Ave.
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
MAP 114-00-0 PARCEL 151.00

Davidson County DEEDQC
Recvd: 02/15/08 12:05 3 pgs
Fees:17.00 Taxes:0.00
20080215-0015261

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **THE STEPHEN NESTOR FAMILY, LLC,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **STEPHEN NESTOR,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. I on the Map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 25, 1950, as follows:

Beginning in the center of Old Hickory Boulevard, 150 feet north of the northeast corner of the property conveyed to D. W. Gaddis and wife by deed from Alfred O'Brien and wife, of record in Book 1631, page 105, Register's Office for said County; thence with the center of said Boulevard; North 7 deg. 55' west 170 feet to the intersection of the center line of said Old Hickory Boulevard and Charlotte Pike; thence with the center of the Charlotte Pike, North 46 deg. 35' East 123.42 feet to a point 90.58 feet southwesterly from the northwest corner of Lot No.2; thence South 17 deg. 53' East 247.13 feet to a point 150

.0/

feet north of said D. W. Gaddis' northern boundary line; thence South 83 deg. 02' West 143 feet to the beginning.

INCLUDED in the above described property but expressly EXCLUDED THEREFROM is that portion having been conveyed to the State of Tennessee by deed of record in Book 7903, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a complete legal description.

Being a portion of the same property conveyed to Newton W. Gaddes and wife, Ila Gaddes by deed of record in Book 1876, page 555, Register's Office for Davidson County, Tennessee; the said Newton W. Gaddes having predeceased Ila Gaddes on February 19, 1998 and the Ila Gaddes having since died testate on October 1, 2002. Pursuant to the Last Will and Testament of Ila R. Gaddes, Docket No. 02 P1777 in the Seventh Circuit Court of Davidson County, Tennessee, the property was devised to her two children being David Scott Gaddes and Cheryl Ann Gaddes (Martz) Dorris.

Ila R. Gaddes, Ila Ruby Gaddes, and Ila Gaddes were one and the same person.

Being the same property conveyed to THE STEPHEN NESTOR FAMILY, LLC from beneficiaries of the Estate of W.A. Gaddes, Deceased, being David Scott Gaddes and Cheryl Ann Gaddes Martz, of record in Instrument 20080607-0068443, said Register's Office.

This property is known as: **651 OLD HICKORY BOULEVARD, NASHVILLE, TN**

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. I, **THE STEPHEN NESTOR FAMILY, LLC**, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title, and interest unto **Stephen Nestor**, his heirs and assigns, the same property herein above described and set forth, to which reference is here made.

WITNESS my hand this 13 day of February, 2008.

The Stephen Nestor Family, LLC.
THE STEPHEN NESTOR FAMILY, LLC

Stephen Nestor
BY: STEPHEN NESTOR, its MANAGING MEMBER

.0/

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THE STEPHEN NESTOR FAMILY, LLC by STEPHEN NESTOR, its Managing Manager**, with whom I am personally acquainted, and who has proven his authority as Managing Member that he is authorized to execute said instrument and acknowledged that he executed said instrument as Managing Member for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2008.

Amy Adams Sowan
Notary Public

My Commission Expires: _____



My Commission Expires NOV. 22, 2010

.0/