Davidson County	DEEDQC
Recvd: 01/30/09 16:05	3 pgs
Fees:17.00 Taxes:0.00	
20090130-0008338	

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
08-1033

QUITCLAIM DEED

Address New Owner:
Theodore H. Nicholls
601 Islay Court
Nashville, TN 37209

Send Tax Bills To:
Theodore H. Nicholls
601 Islay Court
Nashville, TN 37209

Map and Parcel:
091 05 0A 021.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Theodore H. Nicholls, hereinafter referred to as the "GRANTOR" and Theodore H. Nicholls and Julia H Helgason as joint tenants with rights of survivorship, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Theodore H. Nicholls, has this day quitclaimed unto Theodore H. Nicholls and Julia H Helgason as joint tenants with rights of survivorship, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Second Revision - Sylvan Heights Phase Two, of record in Book 7900, page 216, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theodore H. Nicholls on 11/19/2002 by deed from Kenneth R. England and wife, B. Kay England, filed for record on 12/11/2002 in Instrument No. 20021211-0153227, 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, the undersigned has hereunto set his hand on this the 23rd day of January, 2009.

Theodore H. Nicholls

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Theodore H. Nicholls, 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 Davidson County, Tennessee this 23 day of January, 2009.

Notary Public

Commission Expiration 7/8/09

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

State of TN
County of Davidson

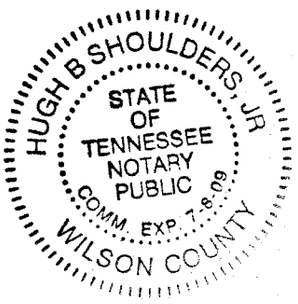
The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 23 day of January, 2009.

My commission expires: 7/8/09

Notary public



Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.