This Instrument Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys Street
Nashville, TN 37203
(615) 770-3060 - Telephone
(615) 770-3090 - Fax

BILL GARRETT, Davidson County
Trans:T20100019076 DEEDQC
Recvd: 04/01/10 11:38 1 pgs
Fees:12.00 Taxes:0.00
20100401-0024478

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I/We **James Matthew Nichols** hereby bargain, sell, release, remise, quitclaim and convey unto **James M. Nichols and Kimberly A. Nichols, Husband and Wife,** all my/our right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot 205, RIVERWALK, PHASE 4A. as shown on plat of record in Instrument No. 20060214-0017733, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Matthew Nichols, an unmarried man from Jason Schrager and wife, Jennifer Manis Schrager, by Warranty Deed dated 10/15/07 and recorded 10/18/07 in Instrument No. 20071018-0123700, Register's for Davidson County, Tennessee..

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 26 day of March, 2010.

James Matthew Nichols

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **James Matthew Nichols** to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as her free act and deed for the purposes therein contained.

Witnessed my hand and official seal this 26 day of March, 2010.

Notary Public

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 26 day of March, 2010.

Notary Public

My Commission Expires: _____

Tax Map and Parcel Number: **126-16-0-A-570.00**

ADDRESS OF NEW OWNER/PROPERTY
AND PERSON RESPONSIBLE FOR TAXES

James and Kimberly Nichols
7368 Riverfront Drive
Nashville, TN 37221

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 3, 2012