****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Foundation Title And Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF Tennessee
County of Davidson
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2010.

Notary Public
My Commission Expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

NEW OWNER:
Virginia Gail Nichols
70 Rolling Meadows Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
same

MAP/PARCEL
033040A07000CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Charles Lewis Nichols, III, as Executor and as Heir to the Estate of Ellen Gober Nichols; Robert Neil Nichols, as Heir to the Estate of Ellen Gober Nichols; Virginia Gail Nichols Swann, as Heir to the Estate of Ellen Gober Nichols**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Virginia Gail Swann, single woman**, GRANTEE, all right, title and interest in the said property listed below:

Being Unit No. 70 as shown on Plat of Rolling Meadows, Phase I, Section IX, of record in Book 6250, page 173, and Plan of record in Book 7900, page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 8049, page 711 and as amended in Book 9675, page 386, said Register's.

Being the same property conveyed to Ellen G. Nichols by Warranty Deed from Rolling Meadows Joint Ventures, dated May 16, 1995 and recorded in Book 9680, page 839, Register's Office for Davidson County, Tennessee. Ellen G. Nichols, unmarried, having since died on April, 25, 2010.

BILL GARRETT, Davidson County
Trans:T20100073249 DEEDQC
Recvd: 11/18/10 11:34 2 pgs
Fees:12.00 Taxes:0.00
20101118-0092387

This is improved property located at 70 Rolling Meadows Drive, Goodlettsville, TN 37072.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 5th day of November, 2010.

Charles Lewis Nichols III

Charles Lewis Nichols, III, as Executor and as Heir to the Estate of Ellen Gober Nichols

Robert N Nichols

Robert Neil Nichols, as Heir to the Estate of Ellen Gober Nichols

Virginia Gail Swann

Virginia Gail Nichols Swann, as Heir to the Estate of Ellen Gober Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles Lewis Nichols, III, as Executor and as Heir to the Estate of Ellen Gober Nichols; Robert Neil Nichols, as Heir to the Estate of Ellen Gober Nichols; Virginia Gail Nichols Swann, as Heir to the Estate of Ellen Gober Nichols,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2010.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kelly Ann Callaghan
Notary Public
My commission expires: 7-3-12