BOX 10-B

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110035449 DEEDQC
Recvd: 06/14/11 10:53 4 pgs
Fees:22.00 Taxes:0.00

20110614-0045447

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Christine J. Nilan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTEE. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTINE J. NILAN	**SAME**	**051-06-0-016.00** **051-06-0-007.00**
(NAME) **1016 S. GRAYCROFT AVENUE**	(NAME)	**043-13-0-187.00**
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	**051-00-0-009.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTINE JANET CAMPBELL NILAN, A/K/A CHRISTINE J. NILAN, BEING THE SOLE HEIR AT LAW OF LURA FRANCES CAMPBELL, A/K/A FRANCES L. CAMPBELL, A/K/A FRANCES K. CAMPBELL,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **CHRISTINE J. NILAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Map & Parcel 051-06-0-016.00
909 Fairoaks Drive, Madison, TN 37115

Land in the 11th Civil District of said County and State, being lot No. 3 on the Plan of Pleasant Acres, Section 5, as of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oliver R. Campbell and wife, Frances L. Campbell from Thomas A. Swann, Jr. and wife, Barbara H. Swann by deed dated December 30, 1957 of record in Book 2734, page 225, Register's Office for Davidson County, Tennessee. The said Oliver R. Campbell having died January 12, 1994 survived by Frances L. Campbell, the surviving tenant by the entirety. The said Frances L. Campbell having since died on June 21, 2000, intestate, leaving as her sole heir at law, **CHRISTINE J. NILAN.**

See Affidavit of Heirship as to the Heirs at Law of Oliver Reed Campbell and Lura Frances Campbell of record as Instrument No. 20110610-0044462, said Register's Office.
Frances L. Campbell and Lura Frances Campbell being one and the same person.

Unimproved (X)
This is improved(X) property known as **909 FAIROAKS DRIVE, 1020 SOUTH GRAYCROFT AVENUE, 229 ELM STREET, 0 DUE WEST AVENUE, MADISON, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 13 TH day of June, 2011.

Christine J. Nilan
CHRISTINE J. NILAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christine J. Nilan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of June, 2011.

Lee A. Cohen
Notary Public

My Commission Expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

TRACT 2: Map & Parcel 051-06-0-007.00
1020 South Graycroft Avenue, Madison, TN 37115

Land in the 11th formerly 19th Civil District of Davidson County, Tennssee, described as follows:

BEGINNING in the center of the County Road, now Graycroft Road, at the southeast corner of the property conveyed to Sam Davis Collier, by deed from Ernest L. Gobel, Jr., and wife, as of record in Book 1290, page 217; thence North 86 deg. West 324 ½ feet to a point 1054.75 feet, more or less, north of the center line of Due West Avenue; thence North 3 ½ deg. East 108 feet to a point; thence South 86 deg. East 324 ½ feet to the center of Graycroft Road; thence with the center of same, South 3 ½ deg. West 108 feet to the point of beginning.

Being the same property conveyed to Frances K. Campbell from Otis E. Bergeron and wife, Mary Louise Bergeron by deed dated May 7, 1962 of record in Book 3375, page 39, Register's Office for Davidson County, Tennessee. The said Frances K. Campbell having since died on June 21, 2000, intestate, and leaving as her sole heir at law, **CHRISTINE J. NILAN.**

Frances K. Campbell and Lura Frances Campbell being one and the same person.
See Affidavit of Heirship as to the Heirs at Law of Oliver Reed Campbell and Lura Frances Campbell of record as Instrument No. 20110610-0044462, said Register's Office.

TRACT 3: Map & Parcel 043-13-0-187.00
229 Elm Street, Madison, TN 37115

Lot No. 20 of Block F on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County. Said Lot No. 20 fronts 50 feet on the northerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Frances K. Campbell from Bettie Lou Russell Judkins by deed dated August 18, 1970 of record in Book 4440, page 344, Register's Office for Davidson County, Tennessee. The said Frances K. Campbell having since died on June 21, 2000, intestate, and leaving as her sole heir at law, **CHRISTINE J. NILAN.**

Frances K. Campbell and Lura Frances Campbell being one and the same person.
See Affidavit of Heirship as to the Heirs at Law of Oliver Reed Campbell and Lura Frances Campbell of record as Instrument No. 20110610-0044462, said Register's Office.

TRACT 4: Map & Parcel 051-00-0-009.00
0 Due West Avenue, Madison, TN 37115

Lying in the 11th Civil District of said County and being five acres of land, more or less, on the north side of Due West Avenue fronting 150 feet more or less on Due West Avenue, and running back between parallel lines with the wire fence 81 1/2 rods to the land owned by Barnett, being the north line of the property owned by N. O. Overall. Said tract of land is bounded on the north by Barnett; and on the south by Due West Avenue; and on the east by the land formerly owned by Massey, et al; and on the west by land formerly owned by Albert Robert.

Being the same property conveyed to Oliver R. Campbell and wife, Frances K. Campbell from F. C. Moore, a widower, by deed dated August 6, 1959 of record in Book 2929, page 485, Register's Office for Davidson County, Tennessee. The said Oliver R. Campbell having died January 12, 1994 survived by Frances L. Campbell, the surviving tenant by the entirety. The said Frances K. Campbell having since died on June 21, 2000, intestate, leaving as her sole heir at law, **CHRISTINE J. NILAN.**

See Affidavit of Heirship as to the Heirs at Law of Oliver Reed Campbell and Lura Frances Campbell of record as Instrument No. 20110610-0044462, said Register's Office.
Frances K. Campbell and Lura Frances Campbell being one and the same person.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREIN is the following:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, December 20, 1963, as follows:

Beginning at a point on the northerly margin of Due West Avenue at the intersection of the northerly margin of said Avenue and the western boundary line of the property conveyed to M. A. Maxey and wife by deed from N. D. Overall and wife, of record in Book 530, page 274, Register's Office for said County; thence north 3° 30' east 691.1 feet to the center of a creek; thence with the meanders of said creek in a northwesterly direction 175 feet, more or less; thence south 2° west 709.1 feet to the northerly margin of said Avenue; thence with same, south 86° 30" east 150 feet to the beginning, containing 2.5 acres, more or less.

Being the same property conveyed to William B. DeMontbreun and wife, Carole Ann DeMontbreun and Walter J. Glymp, Jr. and wife, Addie Love Glymp by deed dated January 10, 1964 from Oliver R. Campbell and wife, Frances K. Campbell of record in Book 3674, page 534, Register's Office for Davidson County, Tennessee.

AND

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Ralph W. E. Lambert, Surveyor, dated January 21, 1965, and more fully described as follows:

Beginning at an iron pin being the northwest corner of property conveyed to Adalbert G. Dierks and wife, Harriett Dierks by deed from Oliver R. Campbell and wife Frances Campbell as of record in Book 3763, page 620, said Register's Office; and being the northeast corner of the property herein conveyed, north 86° 30' west 172 feet to an iron pin; thence south 2° west 244.5 feet to an iron pin; thence with the meanders of a creek 176.8 feet to an iron pin; thence north 3° 30' east 325.1 feet to the point of beginning and containing 1.12 acres, more or less.

Being the same property conveyed to Adalbert G. Dierks and wife, Harriett Dierks from Oliver R. Campbell and wife, Frances Campbell by deed dated March 15, 1965 of record in Book 4340, page 582, Register's Office for Davidson County, Tenneseee.

AND

ANY OTHER OUT CONVEYANCE NOT PREVIOUSLY DESCRIBED HEREIN.