File Box 9-B

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. James Stewart Nelson Affiant Subscribed and sworn to before me, this 14 day of January, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

QUITCLAIM DEED

Address New Owner: James Stewart Nelson 2026 Herman Street Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 092 070 08900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James Hill Nelson, a married man, hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto James Stewart Nelson, his heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

Subject property is not the marital residence of the Grantor herein.

This is improved property known as 2026 Herman Street, Nashville, TN 37208.

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, Grantor has executed this instrument on this 14 day of January, 2013.

James Hill Nelson

BILL GARRETT, Davidson County
Trans:T20130004411 DEEDQC
Recvd: 01/16/13 11:32 3 pgs
Fees:17.00 Taxes:0.00
20130116-0005192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Hill Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of January, 2013.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 19 in Ashcraft's Subdivision of part of Lot No. 14 of Harding's Lytle Tract in Nashville, of record in Book 57, page 162, Register's Office for said County.

Said Lot No. 19 fronts 25 feet on the northerly side of Herman Street and runs back between parallel lines, 159.9 feet to an alley.

Being the same property conveyed to James Hill Nelson and wife, Minnie B. Nelson, by deed dated June 18, 1958, from Annie Jane Rhodes, of record in Book 2753, page 317, Register's Office for Davidson County, Tennessee. Minnie B. Nelson died on October 2, 1984.