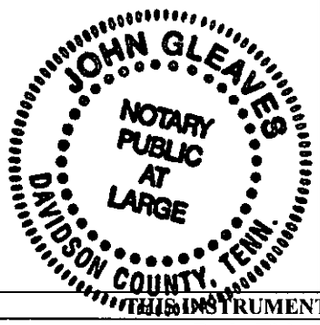
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Teresa Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Felix Nicholson and Teresa Harris	**"New Owner"**	
(NAME)	(NAME)	**12700007500**
7949 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Felix Nicholson, an unmarried man** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Felix Nicholson, holding a Life Estate, and Teresa Harris, a married woman** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish Engineers, September 16, 1939 as follows:

Beginning on the southeasterly margin of the New Charlotte Pike at the northwest corner of the Rauschenberger property; thence with the said pike, south 56 deg. 40' west 209 feet; thence south 45 deg. 30' east 418 feet; thence north 56 deg. 40' east 209 feet to the westerly line of the said Rauschenberger property; thence with said line north 45 deg. 30' west 418 feet to the beginning.

Being the same property conveyed to Felix Nicholson and wife Betty Lynn Nicholson by Deed recorded in Book 7788 Page 176, Register's Office for Davidson County, Tennessee.

****The said Betty Lynn Nicholson is now deceased (preparer did not see proof of death).**

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

BILL GARRETT, Davidson County
Trans:T20130059164 DEEDQC
Recvd: 07/11/13 13:43 2 pgs
Fees:12.00 Taxes:0.00
20130711-0071881

This is
( ) **unimproved**
(X) **improved**
property known as 7949 Charlotte Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11 day of July, 2013.

Felix Nicholson
Felix Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Felix Nicholson** the within named bargainor, 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, this the 11 day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212