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-. Affiant Subscribed and sworn to before me, this 13th day of February, 2014. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Alford D. Nelson 4076 Boyd Drive Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: 059 090 08300

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, Mary Jane Nelson, Eartha Diane Nelson, James Stewart Nelson, Alford D. Nelson and Cathey Aliene Nelson, as devisees under the will of James Hill Stewart, deceased, (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto Alford D. Nelson, his heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4076 Boyd Drive, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12th day of February, 2014.

Mary Jane Nelson

Eartha Diane Nelson

James Stewart Nelson

Alford D. Nelson

Davidson County DEEDQC
Recvd: 02/14/14 12:19 4 pgs
Fees:22.00 Taxes:0.00
20140214-0013175

Cathey Aliene Nelson

Cathey Aliene Nelson

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 Eartha Diane Nelson, 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 12th day of February, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

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

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 Mary Jane Nelson, James Stewart Nelson, Alford D. Nelson and Cathey Aliene Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of February, 2014.

Notary Public for the State of Tennessee

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. 142 on the Plan of Haynes Estates, Section III, as of record in Book 4175, page 80, Register's Office for said County.

Said Lot No. 142 fronts 70 feet on the easterly side of Boyd Drive and runs back between lines 227.49 feet on the northerly side and 296.14 feet on the southerly side to a line at the rear on which it measures 127 feet thereon.

Being the same property conveyed to James H. Nelson and wife, Minnie B. Nelson, by deed dated March 18, 1970, from W. L. Bainbridge Company, of record in Book 4409, page 429, Register's Office for Davidson County, Tennessee. Minnie B. Nelson died on October 2, 1984. James H. Nelson died on July 29, 2013. Under the terms of his will, probated in Docket No. 13P1475, Davidson County Probate Court Clerk's Office, he devised subject property to his five children: Mary Jane Nelson, Eartha Diane Nelson, James Stewart Nelson, Alfred D. Nelson and Cathy Alene Nelson. James H. Nelson and James Hill Nelson are one and the same person. Alfred D. Nelson and Alford D. Nelson are one and the same person. Cathy Alene Nelson and Cathey Aliene Nelson are one and the same person.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

