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QUITCLAIM DEED to CREATE LIFE ESTATE

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Gregg C. Nicholson	Same as Owner	009 00 0 146.00
8100 Greenbrier Road		
Joelton, TN 37080		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $-0- -, to create life estate.

Affiant

BILL GARRETT, Davidson County
Trans:T20140025228 DEEDQC
Recvd: 04/14/14 15:57 2 pgs
Fees:12.00 Taxes:0.00
20140414-0031193

SUBSCRIBED and sworn to before me on this the 10th day of April, 2014.

NOTARY PUBLIC

My Commission expires: 4-6-17

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, We, **GREGG C. NICHOLSON and HERMAN NICHOLSON,** hereby quitclaim to **GREGG C. NICHOLSON and wife, BETH ANN NICHOLSON,** all my interest in and to the following land, while retaining a **LIFE ESTATE**, unto **HERMAN NICHOLSON** to wit:

LAND in the 14th Civil District of Davidson County, Tennessee, designated as Tract #1 on the survey of Kessinger & Associates, Engineers, dated April 10, 1979 and described as follows:

Beginning at an iron pin in the East margin of the Greenbrier Road, the Northwest corner of a tract of land which belongs to Herman Nicholson, the Southwest

corner of this tract and continuing as follows; South 85 deg. 53 min. 30 sec. East 474.97 feet to a point, a corner to Herman Nicholson; thence South 14 deg. 37 min. 19 sec. West 290.00 feet to a point in the line of H. E. Baxter, a corner to Herman Nicholson: thence South 85 deg. 41 min. 48 sec. East 644.68 feet to an iron pin in the line of H. E. Baxter; thence with a new line, North 84 deg. 40 min. 25 sec. West 1232.27 feet to an iron pin in the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; South 9 deg. 10 min. 30 sec. East 32.00 feet; thence South 0 deg. 42 min. 22 sec. West 75.00 feet; thence South 8 deg. 06 min. 45 sec. West 65.00 feet to the point of beginning, containing 9.81 acres, more or less.

BEING the same property conveyed to GREGG C. NICHOLSON and retaining a life estate in HERMAN NICHOLSON by Quitclaim Deed dated August 29, 2011, and executed by HERMAN NICHOLSON and recorded as Instrument No. 20110901-0068015, Register's Office for Davidson County, TN.

This is property known as 8100 Greenbrier Road, Joelton, TN 37080.

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

WITNESS, my hand this 10 day of April, 2014.

GREGG C. NICHOLSON

HERMAN NICHOLSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Gregg C. Nicholson and Herman Nicholson, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN this the 10 day of April, 2014.

CURTIS A. LAWSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 3-6-19