JMH:dg
4/8/76

Map 42-1
Par. 40.

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QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 20 day of April, 1976, by and between IRA W. FRYE, Party of the First Part, and EVELYN L. FRYE, Party of the Second Part.

MAY 12 MISC 6* 4.00 * 4.00

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of his right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Ozard Hills, as of record in Book 3700, page 20, as corrected in Book 3959, page 626, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Nesbitt Drive, common corner of Lots Nos. 55 and 56; thence with the line between said two lots, southwardly 213.4 feet to a point, common corner of Lots Nos. 55, 56 and 57; thence with the line between said Lots Nos. 56 and 57, westwardly 104 feet to a point in the easterly margin of Nesbitt Court; thence with said margin, northwardly 255.42 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, northeastwardly 40.20 feet to a point in the southerly margin of Nesbitt Drive; thence with said margin, eastwardly 178 feet to the point of beginning.

Being the same property conveyed to Ira W. Frye and wife, Evelyn L. Frye, by deed from James W. Blair and wife, Betty E. Blair, of record in Book 4357, page 595, Register's Office for Davidson County, Tennessee.

The Party of the First Part hereby retains a lien in the amount of 20% of the net proceeds from the sale of this property, if and when it is sold, and in accordance with Paragraph Three of the Property Settlement Agreement incorporated as a part of the Final Decree under No. 77978 in the Third Circuit Court of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature this day and date first above written.

Ira W. Frye
IRA W. FRYE

Mail This Instrument Prepared By
Joe M. Haynes, Attg
140 N. Main St
Goodlettsville, TN.

Buyer's Stat Bills
Evelyn L. Frye
704 NESBITT CIRCLE
MADISON, TN

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County above, the within named Ira W. Frye, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1976.

Betty Grigsby
Notary Public

My Commission Expires: BETTY GRIGSBY NOTARY PUBLIC ~~DAVIDSON COUNTY, TENN.~~ MY COMMISSION EXPIRES: AUGUST 17, 1976

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, whichever is greater, is NONE.

Affiant

Sworn to and subscribed before me this 5th day of May, 1976.

Patricia A. Norman
Notary Public

My Commission Expires: 6-12-79

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FILED FOR RECORD MAY 12 12 00 PM '76

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