THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

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05/20

QUITCLAIM DEED

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BETTY B. McCOIN 112 Shepherd Hills Drive Goodlettsville, TN 37072	SAME	34 2 56

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES E. McCOIN, hereinafter referred to as Grantor, does hereby quitclaim and convey unto BETTY B. McCOIN, hereinafter referred to as Grantee, her heirs and assigns, the following described real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 9 on the Plan of Shepherd Hills, Section 1, as of record in Book 2331, page 45, said Register's Office. Said Lot No. 9 fronts 117 feet on the southwesterly side of Shepherd Hills Drive and runs back 344 feet on the northwesterly line and 343.4 feet on the southeasterly line to a dead line, measuring 117 feet thereon.
>
> Being the same property conveyed to Charles E. McCoin and wife, Betty B. McCoin by deed from J. O. Jones and wife, Mary M. Jones of record in Book 3030, page 215, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, 50-foot building setback line from Shepherd Hills Drive, and conditions of owners certificate as shown on plan of record in Book 2331, page 46, Register's Office for Davidson County, Tennessee and to restrictive covenants contained in an instrument of record in Book 2442, page 334, said Register's Office.

It is understood and agreed between the parties that the Grantor herein hereby sells, conveys and quitclaims to the Grantee, all right, title or interest, marital or otherwise, which he might have in and to the said property and that he hereby relinquishes the right to claim the said property or any portion thereof, in any subsequent divorce proceeding, legal separation, or other action brought by either the Grantee or the Grantor against the other party named herein.

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TO HAVE AND TO HOLD said premises, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever.

WITNESS my hand on this the 24th day of May, 1979.

Charles E. McCoin
CHARLES E. McCOIN - Grantor

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public of said County and State, CHARLES E. McCOIN, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24th day of May, 1979.

Homer R. Ayers
Notary Public

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

My commission expires

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is NONE.

Betty B. McCoin
AFFIANT

Subscribed and sworn to before me this 24th day of May, 1979.

Homer R. Ayers
NOTARY PUBLIC

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

My commission expires

F 35465

IDENTIFICATION REFERENCE

JUN 20 9 58 AM '79

FELIX Z. HASSELL II REGISTER
DAVIDSON COUNTY, TENN.