JGC

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH G. CUMMINGS
222 Third Avenue North
P. O. Box 198062
Nashville, TN 37219

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ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Anne G. Wyatt
1000 Overton Lea Road
Nashville, TN 37220

MAP/PARCEL NO.

145-4
Parcel 32
DH 11594

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, J. Lanier Wyatt, by these presents do hereby quitclaim and convey unto Anne G. Wyatt, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of Lealand Manor, Second Addition, not of record, described according to a survey made by William A. Pitts, November 13, 1947, as follows:
>
> BEGINNING on the northerly margin of Overton Lea Road, at the corner of Lots Nos. 1 and 2, being the southeast corner of Lot No. 2 conveyed to Thomas B. Baker, Jr., and wife, Katherine Healan Baker, by deed from Laura Lea Robertson, of record in Book 1361, page 285, Register's Office for said County; thence with the line between said lots, northwardly 317.7 feet; thence south 83 deg. 22' east 362.3 feet to the westerly margin of Lealand Lane; thence with the westerly margin of said Lane, southwestwardly 258.4 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, to the northerly margin of Overton Lea Road; thence with the northerly margin of said Road, westwardly 248.4 feet to the beginning, containing 2.18 acres, more or less.
>
> BEING the same property conveyed to J. Lanier Wyatt and wife, Anne G. Wyatt, by deed from J. Campbell Jenkins and wife, Mayme N. Jenkins, of record in Book 2861, page 125, Register's Office for Davidson County, Tennessee, and being the same property conveyed by Quitclaim Deed from J. Lanier Wyatt and wife, Anne G. Wyatt to Joseph G. Cummings, Trustee, and by Quitclaim Deed from Joseph G. Cummings, Trustee to J. Lanier Wyatt and Anne G. Wyatt as tenants in common of record in Book 5603, page 144, said Register's Office.

This is improved property known as 1000 Overton Lea Road, Nashville, Tennessee 37220.

This Quitclaim Deed is executed pursuant to the provisions of Tennessee Code Annotated §66-1-110, for the purpose of terminating a tenancy in common between the said J. Lanier Wyatt and Anne G. Wyatt in the above described real estate and vesting title thereto in the said Anne G. Wyatt in fee simple.

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

To have and to hold said real estate with the appurtenances, estate, title and interest thereto belonging to the said Anne G. Wyatt, her heirs and assigns forever.

WITNESS my hand this 13th day of April, 1986.

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J. Lanier Wyatt
J. LANIER WYATT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anita Appleton a Notary Public in and for said State and County, the within named J. Lanier Wyatt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 13th day of April, 1986.

Anita Appleton
Notary Public

My Commission Expires:
10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is None.

J. Lanier Wyatt
Affiant

Subscribed and sworn to before me
this 13th day of April, 1986.

Anita Appleton
Notary Public

My Commission Expires:
10-19-86

IDENTIFICATION REFERENCE

APR 14 3 59 PM '86

FELIX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN

91530