This Instrument Prepared By:
Arthur K. Lowen, Attorney
201 4th Avenue, North
Suite 1100
Nashville, TN 37219
(615) 244-7373

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IDENTIF. TREFERENCE

Address New Owner

Chuck Ryan
P.O. Box 101271
Nashville, TN 37224

Send Tax Bills To:

New Owner

Map-Parcel No.:
Map 34-13
Parcel 110 and
112

MAR 9 8:31 AM 92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles Michael Ryan and Jonathan Patrick Ryan (tenants in common without the right of survivorship), the Grantors, do by these presents hereby quitclaim and convey unto Chuck Ryan (the Grantee), all of Grantors' right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot Nos. 20 and 22, Block B on the Plan of Eastlawn of record in Book 547, Page 153, and 154, Register's Office for Davidson County, Tennessee, more fully described as follows:
>
> Said Lot No. 20 fronts 68 feet on the Southerly margin of Wellworth Street and extends back 177.34 feet on the Westerly line and 149.00 feet on the Easterly line to a line in the rear measuring 73.60 feet thereon.
>
> Said Lot No. 22 fronts 50 feet on the Southerly margin of Wellworth Street and extends back 128.32 feet on the Westerly line and 107.66 feet on the Easterly line to a line in the rear measuring 54.10 feet thereon.
>
> Being the same property conveyed to Grantors by Quitclaim deed from Chuck Ryan of record in Book 8283, Page 186, said Register's Office.
>
> This is improved property known as 162/164 and 172/174 Wellworth, Nashville, Tennessee.
>
> The foregoing description is the same as set forth in the previous deed of record, no boundary survey having been made in connection with this conveyance.

This conveyance is specifically subject to a lien created in the Deed of Trust from Chuck Ryan to Joseph B. Pitt, Jr., Trustee, of record in Book 7644, Page 874, said Register's Office. This conveyance is further subject to such limitations, restrictions, and encumbrances as may affect the premises.

In Witness Whereof, the Grantors have executed this instrument on this the 20th day of February, 1992.

Charles Michael Ryan

Jonathan Patrick Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1992, before me personally appeared Charles Michael Ryan to me known or proven to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Marie E. Hood
Notary Public

My Commission Expires:

My Commission Expires: Nov. 27, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1992, before me personally appeared Jonathan Patrick Ryan to me known or proven to to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Marie E. Hood
Notary Public

My Commission expires:

_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Charles M. Ryan
Affiant

Sworn to and subscribed before me
this 20th day of February, 1992.

Marie E. Hood
Notary Public

My Commission Expires: My Commission Expires: Nov. 27, 1994.