BOOK 8913 PAGE 831

THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

| ADDRESS NEW OWNERS: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP/PAR |
|---|---|---|
| Billy Ray Pruett, et ux<br>Rt. 3, Old Springfield Rd.<br>Goodlettsville, TN 37072 | Same as New Owner | Map 7<br>Parcel 31 |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MARY F. VAUGHAN, a widow, hereinafter referred to as the "GRANTOR", and Billy Ray Pruett and wife, Frances Ann Pruett, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, MARY F. VAUGHAN have this day bargained, sold and quitclaimed unto BILLY RAY PRUETT and wife, FRANCES ANN PRUETT, GRANTEES, their heirs and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in the 10th, formerly the 20th Civil District of said County, being Lot No. 17, and in the Subdivision of W. H. Tinnon's 11.99 acre tract, not of record, described together according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows:
>
> SAID Lot No. 17 fronts 75 feet on the easterly margin of Old Springfield, Goodlettsville, Tennessee, and extends back between two parallel lines 252 feet on the southerly line and 244 feet on the northerly line to a dead line in the rear which measures 75 feet thereon.
>
> BEING the same property conveyed to Billy Ray Pruett and wife, Frances Ann Pruett, and J. F. Vaughan and wife, Mary F. Vaughan, (joint ownership), by deed from John Paul Peay and wife, Lottie M. Peay, of record in Book 4813, page 331, Register's Office for Davidson County, Tennessee. J. F. Vaughan died on March 30, 1993, and the property became vested one-half (1/2) in Mary F. Vaughan and one-half (1/2) in Billy Ray Pruett and wife, Frances Ann Pruett.

By this conveyance, the parties intend that the said property shall be vested in Billy Ray Pruett and wife, Frances Ann Pruett, in fee simple.

The GRANTEES, BILLY RAY PRUETT and wife, FRANCES ANN PRUETT, covenant with the GRANTOR, MARY F. VAUGHAN, that no dwelling house or other building structure will be constructed or erected on the real property hereinabove described, during the lifetime of MARY F. VAUGHAN.

The GRANTEES, Billy Ray Pruett and Frances Ann Pruett, will be solely responsible for all real property taxes on the said property for the taxable year, 1993.

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

0.8.7.7.

IDENTIFICATION

Apr 12 11 30 AM '93

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 12th day of April, 1993.

"GRANTEES"

Billy Ray Pruett
BILLY RAY PRUETT

Frances Ann Pruett
FRANCES ANN PRUETT

"GRANTOR"

Mary F. Vaughan
MARY F. VAUGHAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY F. VAUGHAN, BILLY RAY PRUETT and FRANCES ANN PRUETT, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Billy Ray Pruett
AFFIANT

Sworn to and subscribed before me this the 12th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION.

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