Ex x 3& SP

09463

IDENTIF. & REFERENCE

94 NOV 16 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Richard A. Johnson
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 9522 PG 210

**QUITCLAIM DEED**

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel No. |
|---|---|---|
| Bess H. Tyler<br>224 Wellington Drive<br>Madison, TN 37115 | New Owner | 51-11-14 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BENJAMIN C. TYLER (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto BESS H. TYLER all of his right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for said County, described as follows:
>
> Beginning at an iron pin in the southerly margin of Wellington Drive, the common corner of Lots Nos. 69 and 70; thence easterly 140.8 feet to the beginning of a curve; thence northerly around said curve 38.6 feet to a concrete monument; thence northerly along the westerly margin of Freda Villa 198.6 feet to an iron pin; thence westerly 208.0 feet to a concrete monument; thence southerly 240.8 feet to the point of beginning.
>
> Being the same property conveyed to Benjamin C. Tyler and wife, Bess H. Tyler, by deed from Maddux Construction Company, Incorporated, of record in Book 3181, page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Wellington Drive (Freda Villa), Madison, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 1994.

BENJAMIN C. TYLER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

4567 10/26 3:01 CHECK 8.00

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Benjamin C. Tyler, the bargainor(s), 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 Madison, Tennessee, this 14 day of October, 1994.

Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me
this 14 day of October, 1994.

Notary Public

My Commission Expires: 3-23-96