QUITCLAIM DEED

BOOK 9910 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Jan 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
HUNTER SHORT, ATTORNEY, 3721-A West End Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Lyell (NAME)	SAME (NAME)	MAP 77-03
2007 Sweetbriar Ave (ADDRESS)	(ADDRESS)	PARCEL 27
Nashville, Tn 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joy Lyell Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan L. Lyell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All of my remaining interest in the following described property:

Being Lot number 23 on the Map of T. W. Crutcher and Company's Subdivision of the Jacob Hostetler Subdivision of lots numbers 1, 2 and 3 of the Bain Tract as of record in Book 547, Page 136 of the Register's Office for Davidson County, Tennessee.

Said lot number 23 fronts 60 feet on the southerly side of Sweetbrier Avenue and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Eva Felder Lyell and husband, F. L. Lyell by deed of record in Book 821, Page 570, Register's Office for Davidson County, Tennessee, the said Eva Felder Lyell having predeceased F. L. Lyell and the said F. L. Lyell (Fred L. Lyell) by will recorded in Will Book 1100, Page 306, Probate Court for Davidson County, Tennessee, having devised a 25% interest in said property to the Grantor.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2007 Sweetbrier Ave Nashville Tn
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 23 day of Jan 19 96

Joy Lyell Hunter

Joy Lyell Hunter

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9910 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy Lyell Hunter

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December 1995.

Commission expires 6/28/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0138253

IDENTIFICATION REFERENCE

96 JAN -5 AM 9:32

FELIX A. GILSTRAP REGISTER
DAVIDSON COUNTY, TN.

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8-00