FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217

BK. 10019 PG 181

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

EDDIE T. BELL and wife, JENNIFER GROOMS BELL

TO CLARA WILLIS BYRD, TRUSTEE

AND

FROM CLARA WILLIS BYRD, TRUSTEE

TO JENNIFER GROOMS BELL

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER BELL (NAME)	Jennifer Bell (NAME)	Map 75-4
5385 Central Pike (STREET ADDRESS OR ROUTE NUMBER)	5385 Central Pike (STREET ADDRESS)	P - 132
Mt. Juliet, Tn 37122 (CITY) (STATE) (P. O. ZIP)	Mt. Juliet, Tn 37122 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

CLARA WILLIS BYRD
ATTORNEY AT LAW
105 1/2 SOUTH CUMBERLAND ST.
LEBANON, TN 37087

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0 Clara Willis Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1996.

Connie E. Hicks
Notary Public

MY COMMISSION EXPIRES: 9-11-98

(AFFIX SEAL)

01724.72
IDENTIFICATION REFERENCE

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate

We, EDDIE T. BELL and wife, JENNIFER GROOMS BELL

by these presents do hereby quitclaim and convey unto CLARA WILLIS BYRD, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 343 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said lot fronts 85 feet on the northerly margin of Phoenix Drive and runs back 154 feet on the easterly line and 146.26 feet on the westerly line to a dead line in the rear on which it measures 97.23 feet.

Being the same property conveyed to Charlene L. Grooms by deed from Jerry M. Grooms, of record in Book 4802, page 781, Register's Office for Davidson County, Tennessee, the said Charlene L. Grooms being one and the same as Charlene Lee Grooms, having since died leaving a Will of record in Will Book 181, page 212, and probated under Rule No. 99894, Probate Court for Davidson County, Tennessee, devising said property to her two children, Jay Grooms and Jennifer Grooms, who by marriage, is now Jennifer Grooms Bell.

This is { unimproved / improved (X)} property, known as 4725 Phoenix Drive, Hermitage, Tn 37076
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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

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And now, I, the said CLARA WILLIS BYRD, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JENNIFER GROOMS BELL

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April, 1996.

Edward T. Bell

Jennifer Bell

Clara Willis Byrd
Trustee.

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, Connie E. Hulse, a Notary Public in and for said County and State, the within named, Edward T. Bell, the bargainors, 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 at Lebanon, Tennessee, this 6th day of January, 96

Connie E. Hulse
Notary Public

My commission expires: 9-11-96

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as She, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lebanon, Tennessee, this 15th day of April, 1996

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires MAY 30 1999

Patricia Kay Neal
Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, Connie E Hulse, a Notary Public in and for said County and State, the within named Clara W. Byrd, the Trustee, with whom I am personally acquainted, and who acknowledged that she as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lebanon, Tn, this 15th day of April, 1996.

Connie E. Hulse
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-11-96

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