QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer, is $10.00.

Affiant

Subscribed and sworn to before me this 24 day of September, 1996
My Commission Expires: 3-25-2000

Notary Public

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN. TENN. 1996

THIS INSTRUMENT PREPARED BY:
MORRIS LEVINE, Atty. at Law, 601 Woodland Street, Nash., TN 37206

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Ronette Lynch Jones, et al. 5330 Hillsboro Road Nashville, TN 37215	Same	Map 52-6 Parcel 83

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create tenants in common,

We, **JAMES DONALD JONES and CARROLL EVANS KOON**, by these presents do hereby quitclaim and convey all of our right, title and interest unto:

RONETTE LYNCH JONES, LYNETTE LYNCH KOON, and RONALD JAMES LYNCH, JR., as to a one-third (1/3rd) undivided interest each, and their respective heirs and assigns, in and to the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

BEING the northerly 50 feet of Lot No. 72 on the Map of the Madison Heights Sub-Division of Record in Book 974, page 65, Register's Office for said county.

SAID part of Lot No. 72 fronts 50 feet on the Westerly side of Tahlena Avenue, and runs back on the Northerly side 337.9 feet, and on the Southerly side 329.1 feet to a dead line measuring 50.5 feet thereon.

TRACT 2:

BEING Lot No. 73, on the Map of Madison Heights Subdivision as of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 100 feet on the West side of Tahlena Avenue, and runs back between parallel lines, 354.6 feet on the North line and 337.9 feet on the South line to a dead line on which it measures 101.1 feet.

TRACT 3:

BEING Lot No. 74 on the Map of Madison Heights, Section 1, as of record in Book 1424, page 6, Register's Office for said County.

SAID Lot fronts 100 feet on the westerly side of Tahlena Avenue and runs back 371.4 feet on the northerly line of Lot No. 74 and 354.60 feet on the southerly line of Lot No. 74, to a dead line in the rear, measuring 105.40 feet, more or less.

All three (3) tracts referenced above being the same property conveyed to Ronette Lynch Jones, James Donald Jones, Lynette Lynch Koon, Carroll Evans Koon, and James Ronald Lynch by quitclaim deed from B. M. Bryant of record in Book 9898 page 50 Register's Office for Davidson County, Tennessee, and Book 9910 page 900, Register's Office for Davidson County, Tennessee. The said James Ronald Lynch and Ronald James Lynch, Jr. are one and the same person.

This is improved property, known as:

716 Tahlena Avenue, Madison, Tennessee 37115.

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

IN WITNESS WHEREOF, We have hereunto set our hands on this the 24 day of September, 1996.

JAMES DONALD JONES

CARROLL EVANS KOON

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 JAMES DONALD JONES 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 Nashville, Tennessee, this 24 day of September, 1996.

Notary Public

My Commission Expires: 3.25.2000.

MARY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0228396 IDENTIF. ↑ REFERENCE

PICK-UP 96 SEP 24 11 9:09 REGISTER DAVIDSON COUNTY, TN.

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 CARROLL EVANS KOON 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 Nashville, Tennessee, this 24 day of September, 1996.

Notary Public

My Commission Expires: 3.25.2000.

MARY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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