FOR RECORDING PURPOSES

LTIC File No. 34027

149

10293 PG 881

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $0.00

Jacob B. Ryan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
, 1996

Danette Fish
NOTARY PUBLIC

COMMISSION EXPIRES 12/8/97

DANETTE FISH NOTARY PUBLIC AT LARGE SHELBY COUNTY TN

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jacob B. Ryan Angelitta D. Ryan 502 Debbie Drive Hermitage TN 37076	Same	76-1-122

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 tenancy by the entirety

I/We Jacob B. Ryan and Angelitta D. West n/k/a Angelitta D. Ryan

by these presents do hereby quitclaim all (our) my interest unto Stuart Jones, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 97B Zone Lot Division Lots No. 96 & 97 Tulip Grove Woods, Phase I of record in Plat Book 6250, page 506, amending Plat Book 6200, page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacob B. Ryan and Angelitta D. West by Deed of Record in Book 9666, page 987, Register's Office for Davidson County , Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

And now, I, the said Stuart Jones, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all my interest unto Jacob B. Ryan and wife, Angelitta D. Ryan their heirs and assigns, the same property herein above described and set forth, to which reference is here made,

0258196 IDENTIF. & REFERENCE

96 DEC 23 AM 11:24 DAVIDSON COUNTY, TN.

8323 12/23 0101 03CHECK 8.00

THIS IS (x)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS: 502 Debbie Drive
Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possedded of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind outselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS, this 10th day of December, 19 96.

Jacob B. Ryan

Jacob B. Ryan

Angelitta D. Ryan

Angelitta D. Ryan

Stuart Jones, Trustee

(Individual Notary Acknowledgement)

BK/10293 PG882

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Jacob B. Ryan and wife, Angelitta D. Ryan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville , Tennessee on this the ~~9th~~ 10th day of December , 1996.

Commission Expires: 12/8/97

Notary Public

DANETTE FISH NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

(Individual Notary Acknowledgement)

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Stuart Jones, Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville , Tennessee on this the 9th day of December , 1996.

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO. TENN.

Commission Expires: My Commission Expires Dec. 20, 1999

Notary Public

FROM

Jacob B. Ryan & Angelitta D. West

TO

Stuart Jones, Trustee

AND

FROM

Stuart Jones, Trustee

TO

Jacob B. Ryan & wife Angelitta D. Ryan