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BOOK 10485 PG 110

THIS INSTRUMENT WAS PREPARED BY THOMAS K. BOWERS, ATTORNEY AT LAW, P.O. BOX 140256, NASHVILLE, TN 37214-0256

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Patrick Tracy Dyer **2741 Bobby Avenue** **Nashville, TN 37216**	**SAME** Davidson County Register 103 Courthouse Nashville, TN 37201	**MAP 73-1** **PARCEL 86**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Janet Bowker Dyer**, do hereby quitclaim and convey unto **Patrick Tracy Dyer** the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Happy Valley Section B, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John B. Kohl, III, dated February 13, 1973, and January 29, 1975, as follows:
> Beginning on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane; thence with said Avenue easterly 75 feet to the corner of Lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of Lots 36 and 37; thence westwardly 75 feet to a point; thence with the line between Lots 35 and 36 southwardly 140 feet to the beginning.
> Being the same property deeded to Patrick T.racy Dyer of record in the Register's Office for Davidson County, Tennessee, at Book 8796 Page 561.

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

IN WITNESS WHEREOF, I have hereunto set my hand on the 26th day of January, 1996.

Janet Bowker Dyer
JANET BOWKER DYER

0444 06/09 0101 03CHECK 8.00

97 JUN -9 AM 9:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE 031354

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is made pursuant to a Marital Dissolution Agreement which is to be incorporated in a Decree of Divorce in the Circuit Court of Davidson County, Tennessee.

Janet Bowker Dyer
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF JANUARY, 1996.

Shawna K. Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.26.97

This is improved property known as 2741 Bobby Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **JANET BOWKER DYER**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville this 26th day of January, 1996.

Shawna K. Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.26.97