BOOK 10765 PG 432

This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

Mark A. Ellmore

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Betty Jane Lytle, for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Denise Lytle Trice and husband, Craig Donnell Trice, their successors and assigns, all my right, title and interest in and to the following described tract of land to wit with the exception of a reservation for a life estate to be held to benefit Betty Jane Lytle in the following described tract:

Land in the Fifth Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Hooper on April 16, 1967, as follows:

Beginning at a spike located in the center of Pettus Road, 150 feet W. of the S.L. Griggs east line shown as the fence line in said survey; thence with the center of Pettus Road N. 81 degrees 30 min. W. 150 feet to a spike; thence N. 4 degrees 00 min. E. 876.0 feet to a pin; thence S. 81 degrees 30 min. E. 150 feet to a pin; thence S. 4 degrees 00 min. W. 876.0 feet to the point of beginning, containing 3.016 acres, more or less.

Being the same property conveyed to Jack Ewing Lytle and wife, Betty Ladd Lytle by deed from James Estes Sullivan and wife, Peggy Faye Sullivan of record in Book 4478, Page 602, Register's Office for Davidson County, Tennessee.

The said Jack Ewing Lytle, having since deceased with full title vested in Betty Ladd Lytle as surviving tenant by the entirety.

The said Betty Ladd Lytle and Betty Jean Lytle being one and the same person.

As easement reserved for a portion of driveway along west line being a triangular strip beginning at line and 70 feet N. of Pettus Road and running northwardly between two lines, 100 feet, more or less, and measuring 3.0 feet, more or less, on the north end.

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

WITNESS my hand and seal on this deed this 21st day of June, 1997.

Betty Jane Lytle

98 JAN 22 PM 1:59
DAVIDSON COUNTY, TN.

0392441
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARK A. ELLMORE JR., a Notary Public in and for said County and State, the within named Betty Jane Lytle, also known as Betty Ladd Lytle, 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 21st day of June, 1997.

1-20-99
My commission expires:

Notary Public

AFFIDAVIT

I, Betty Jane Lytle, Grantee do hereby certify that the actual, true, and correct consideration or value, whichever is greater for this transfer is $0.00, which is paid for the property herein conveyed.

Betty Jane Lytle
Grantor, Affiant

Denise Lytle Trice
Grantee, Affiant

Craig Donnell Trice
Grantee, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4549 01/22 0101 03CHECK 8.00

Personally appeared before me, MARK A. ELLMORE JR., a Notary Public in and for said County and State, the within named Betty Jane Lytle, also known as Betty Ladd Lytle, 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 21st day of June, 1997.

1-20-99
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARK A. ELLMORE JR., a Notary Public in and for said County and State, the within named Denise Lytle Trice and husband, Craig Donnell Trice, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1997.

1-20-99
My commission expires:

Notary Public

Mailing Address Grantor:
Betty Jane Lytle
6347 Pettus Road
Antioch, TN 37013

Mailing Address Grantee:
Denise Lytle Trice and husband
Craig Donnell Trice
6347 Pettus Road
Antioch, TN 37013

MAP 181
PARCEL 54