BOOK 11566 PAGE 555

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THIS INSTRUMENT PREPARED BY:
American Title Company, Inc.
170 Cude Lane
Madison, TN 37115

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Larkin Batey Alfreda J. Ragan 2406 Lloyd Ave. Nashville, TN 37218	same	70-5-20

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Larkin Batey hereinafter referred to as the "GRANTOR"
Larkin Batey and Alfreda J. Ragan, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Larkin Batey this day quitclaimed unto Larkin Batey and Alfreda J. Ragan, their heirs and assigns, all my right, title, and interest in and to certain real property located in Davidson County, TN being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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

In Witness Whereof, the undersigned has hereunto set their hands on this the 26th day of June, 1999

Larkin Batey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larkin Batey with which whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of June, 1999

My commission expires:

SHELLY CARPENTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires 5-27-03

Shelly Carpenter
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration of this transfer is $-0-

AFFIANT

Subscribed and sworn to before me this 26th day of June 1999.

My commission expires:

NOTARY PUBLIC

SHELLY CARPENTER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 5-27-03

A Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being described as follows:
TRACT ONE: Being the northerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:
Said part of said lot fronts 130 feet on the easterly side of Lloyd Avenue and runs back from the center of said Avenue 415 feet on the northerly side and 472.50 feet, more or less, on the southerly line to the rear line of said lot measuring 135 feet on said rear line.

TRACT TWO: Being the easterly part of the southerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:
Beginning at a point in the southerly line of said Lot No. 14, 200 feet easterly from the center line of Lloyd Avenue; thence northerly and parallel with the center line of said Lloyd Avenue to the southerly line of the property conveyed to Malcolm D. Campbell by O. L. Simpkins, being deed of record in Book 1635, page 177, said Register's Office; thence easterly and with said Malcolm D, Campbell's line to the easterly line of said Lot No. 14; thence southerly and with the easterly line 125 feet to the southeast corner of said Lot No. 14; thence westerly and with the dividing line with said Lot No. 14 and Lot 12 & 13 in said subdivision to the beginning point.

In addition to the above described property an easement for ingress and egress to the premises is hereby conveyed. Said easement is described as follows:
Beginning at a point in the center of Lloyd Avenue, being the southwest corner of the tract of land conveyed to Malcolm D. Campbell by deed from O. L. Simpkins, et ux, of record in Book 1635, page 77, said Register's Office; thence running easterly and with said Campbell's southerly line to the northwest corner of the tract herein conveyed; thence southerly and with the westerly line of the tract herein conveyed 12 feet to a point; thence westerly and parallel with said Campbell's southerly line to the center of Lloyd Avenue; thence northerly and with the center of said Lloyd Avenue 12 feet, more or less, to the beginning point.

Being the same property conveyed to Larkin Batey on 5/5/95, by deed from Larry S Capps and wife, Elsie M. Capps, filed for record on 5/9/95, in Book 9667, page 490, Register's Office for Davidson County, Tennessee.

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