Davidson County DEEDQC
Recvd: 05/04/05 16:19 2 pgs
Fees:12.00 Taxes:0.00
20050504-0050213

QUITCLAIM DEED

FROM: **DETRIA ANN DYER**

TO: **KEITH DYER**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Keith Dyer 1626 25th Avenue, North Nashville, Tennessee 37208	SAME	081-10-0 313.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION
OR VALUE WHICHEVER IS |
GREATER FOR THIS TRANSFER
IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO
BEFORE ME, THIS 4th DAY OF
May, 2005.

NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 fee simple absolute I, Detria Ann Dyer, unmarried, by these presents do hereby quitclaim and convey all my interest unto Keith Dyer, his successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

BEING part of Lot No. 20 on the map of Georgia Industrial Realty Company's Subdivision, as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of 25th Avenue, North, as extended, at the southwest corner of the property conveyed to W.W. Burch by deed of record in Book 1517, page 620, said Register's Office; thence with the margin of 25th Avenue, North, extended, southerly 50 feet to a point in the south line of Lot No. 20; thence with the line of said lot easterly 143 feet to a point; thence northerly 50 feet to said Burch's southeast corner as set forth in the above deed in Book 1517, page 620; thence with Burch's south line, westerly 143 feet to the easterly line of 25th Avenue North, extended, to the point of beginning.

BEING the same property conveyed to Osban Anthony and wife, Bessie Anthony by deed of record in Register's Office for Davidson County, Tennessee, the said Osban Anthony having pre-deceased Bessie Anthony. The said Bessie Anthony, now deceased, devised said property by will of record in the Probate Court for Davidson County, Tennessee under docket number 05P-503 to Jean Dyer subsequently deceased after Bessie Anthony, having devised the aforesaid real property under the will of Dennis Jean Dyer, being one and the same person as Jean Dyer, of record in the Probate Court for Davidson County, Tennessee under docket number 05P-502 to Detria Ann Dyer.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.
This is improved (X) property, known as 1626 25th Avenue, North, Nashville, TN 37208.

And now, I, Detria Ann Dyer, unmarried, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Keith Dyer, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4 day of May, 2005.

Detria Ann Dyer
DETRIA ANN DYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Detria Ann Dyer, the grantor, 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 4th day of May, 2005.

Toni Barrett
Notary Public

My commission expires 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.