BILL GARRETT, Davidson County
Trans:T20100023095 DEEDQC
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Fees:18.00 Taxes:111.00
20100419-0029380

This Instrument Prepared By:
Aaron S. Guin, Attorney at Law
HONEYCUTT, GUIN & HOOPER, PLLC
20 Music Circle East
Nashville, Tennessee 37203
Tel. (615) 244-0749

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Darrell Lyons 607 Garfield Street Nashville, TN 37208	SAME	08108048200

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on April 16, 2010, by and between Jimmy Lee Lyon ("Grantor") and Darrell Lyons ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate described as:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lots 37 and 38 and the easterly 35 feet of the northern part of Lot 39 on the Plan of Homestead Addition to D. T. McGavock Estate, as of record in Book 57, page 9, Register's Office for said County.

SAID part of said Lots adjoin and front together 35 feet on the southerly side of Garfield, formerly Foster Street and runs back between parallel lines along the westerly margin of an alley 150 feet to a dead line in the rear.

BEING the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen, by deed from Birdie T. Murphy, a widow, of record in Book 3279, page 587, Register's Office for Davidson County, Tennessee; thereafter, the said Jack. J. Cohen conveyed his interest in and to said property to Sim Beard and wife, Mandy Beard, by deed of record in Book 3280, page 85, said Register's Office, and the said Bessie D. Cohen having inadvertently failed to transfer her interest to the said Sim Beard, et ux.; thereafter, the said Sim Beard, et ux. conveyed their interest to Lyda Mae Lyons, a widow, and Jimmy Lee Lyons, by deed of record in Book 4145, page 47, said Register's Office; and the said Lyda Mae Lyons having conveyed her interest in said property to George O. Lyons by quitclaim deed of record in Book 5409, page 884, said Register's Office.

BEING the same property conveyed to Jimmy Lee Lyons and George O. Lyons

by quitclaim deed from Jack J. Cohen and wife, Bessie D. Cohen, and Gay Lisa Levine, Trustee, of record in Book 6389, page 492-493, in the Register's Office for Davidson County, Tennessee.

The property description above is based on information furnished by the parties. Grantors and Grantees agree that they did not request a boundary survey or title search for or regarding said property, and Grantors and Grantees further agree to hold the preparer of this instrument harmless from any insufficiencies, inaccuracies, or defects relating to or emerging from the property description set forth above. The preparer of this instrument cannot guarantee the accuracy of the boundary description of the property set forth above.

The Grantor, **Jimmy Lee Lyon**, represents that he is the very same person as **Jimmy Lee Lyons**, there having been a typographical error as to the correct spelling of his last name in the documents which originally conveyed to him the interest in the real property which is being conveyed to the Grantee in this instrument. The source of Grantor's equitable interest is a Quitclaim Deed recorded in Deed Book 4145, Page 47, Register's Office of Davidson County, Tennessee, and a Quitclaim Deed recorded in Deed Book 6389, Pages 492-493, Register's Office of Davidson County, Tennessee.

The above-described property is improved property known as 607 Garfield Street, Nashville, Davidson County, Tennessee 37208.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTORS: Jimmy Lee Lyon

Jimmy Lee Lyon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Beverly M. Hobbs, of the State and County aforesaid, personally appeared Jimmy Lee Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this the 16th day of April, 2010.

BEVERLY M. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/06/2014

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $30,000.00.

Affiant/Grantee

Subscribed and sworn to before me this the 16th day of April, 2013.

Notary Public

My Commission Expires: 01/06/2014

BEVERLY M. HOBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY