BILL GARRETT, Davidson County
Trans:T20130003189 DEEDQC
Recvd: 01/11/13 11:38 2 pgs
Fees:12.00 Taxes:0.00
20130111-0003799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Patricia Carol Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 OF January, 2013.

Robert B. Young
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROL ANN BOONE, ET AL	**SAME**	**091-11-0-235.00**
(NAME) **711 49TH AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA CAROL BERRY, EXECUTRIX OF THE ESTATE OF WILLIAM DUAINE LYLES, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO, **NANCY RENEE BATEY, KEVIN DUAINE LYLES, AND BRIAN WAYNE LYLES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP WITH SAID CONVEYANCE BEING SUBJECT TO THE LIFE ESTATE OF CAROL ANN BOONE, PURSUANT TO THE LAST WILL AND TESTAMENT OF WILLIAM DUAINE LYLES DOCKET #12P-1381, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE,** AND BEING A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 44 and 46 of Block 99, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots join and front together 50 feet on the west side of 49th Avenue North, (formerly 8th Street) and extend back westerly between parallel lines 160 feet to an alley.

Being the same property conveyed to William D. Lyles, a single person, by deed from Hallie M. Hoover, a single person, of record in Book 5557, page 413, dated January 18, 1980, Register's Office for Davidson County, Tennessee. The said William D. Lyles having since died and his Last Will and Testament having been duly probated in the Seventh Circuit Court for Davidson County, Tennessee, bearing Docket No. 12P1381. Said Last Will and Testament having devised a Life Estate to Carol Ann Boone, life tenant with the Fee Simple to the Decedent's three children, Nancy Renee Batey, Kevin Duaine Lyles, and Brian Wayne Lyles, as tenants in common with right of survivorship.

Unimproved ( )
This is improved(X) property known as **711 49th AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of January, **2013.**

Patricia Carol Berry

PATRICIA CAROL BERRY, EXECUTRIX
OF THE ESTATE OF WILLIAM DUAINE LYLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Patricia Carol Berry, Executrix of the Estate of William Duaine Lyles,** 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 office this 3 day of January, **2013.**

My Commission Expires: July 7, 2014

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public