This instrument prepared by:

Brian O. Bowban, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
ERNEST E. LYONS, JR.
P.O. Box 1194
Antioch, TN 37011

Send tax bills to:
Same

Map-parcel numbers:
2DX 1762
149.252

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, ERNEST E. LYONS, JR., unmarried, JOHN O. LYONS, married, WAYNE L. LYONS, widowed, and VERNA LYONS-CHILDS, widowed, (hereinafter called "GRANTEES"), We, ERNEST E. LYONS, JR. a/k/a ERNEST E. LYONS, and ARNETTE LYONS, a/k/a ANNETTE LYONS, GRANTORS, by these presents do hereby quitclaim, transfer, convey unto ERNEST E. LYONS, JR., JOHN O. LYONS, WAYNE L. LYONS and VERNA LYONS-CHILDS, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Beginning at the southeast corner of the property conveyed to Curtis Kidd of record in Book 5334, Page 841, in the Register's Office for Davidson County, Tennessee, said point being the southwest corner of the property herein described; thence, along Curtis Kidd's easterly line, N 03° 06' 01" E a distance of 170.91 feet to an iron rod; thence, leaving said line, S 88° 19' 33" E a distance of 574.46 feet to an iron rod; thence S 47° 21' 46" E a distance of 225.67 feet to an iron rod; thence S 87° 19' 59" E a distance of 357.02 feet to an iron rod located in the westerly margin of Moss Road; thence along said road, S 00° 32' 48" W a distance of 118.14 feet to an iron rod located at the northeastcorner of the Maggie P. Kidd Rucker property of record in Book 4176, Page 699, R.O.D.C., Tennessee; thence, along Maggie Rucker's northerly line, N 87° 21' 00" W a distance of 360.00 feet to an iron rod; thence N 57° 28' 00" W, a distance of 200.00 feet to an iron rod; thence N 89° 03' 00" W, a distance of 576.83 feet to the point of beginning and containing 3.74 acres of land more or less.

BEING the same property conveyed to ERNEST E. LYONS, JR., a/k/a ERNEST E. LYONS, and wife (at time of conveyance) Arnette Lyons, a/k/a Annette Lyons, by Quitclaim deed from Lena Ardelle Kidd Jones, an unmarried person, of record in Book 11233, Page 692, Register's Office for said county.

This is unimproved property known as 0 Moss Road, Antioch, Tennessee 37013.

This legal description is the same as the previous deed of record furnished by the parties.

AND NOW, THEREFORE, I, the said ERNEST E. LYONS, JR. and ANNETTE LYONS Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantees, ERNEST E. LYONS, JR., JOHN O. LYONS, WAYNE L. LYONS and VERNA LYONS-CHILDS, their heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20160095202 DEEDQC
Recvd: 10/28/16 08:44 3 pgs
Fees:17.00 Taxes:0.00
20161028-0113828

Witness my hand this 24th day of October, 2016.

ERNEST E. LYONS, JR.

The actual consideration of value, whichever is greater, for this transfer is $ Unknown

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Weldon B. Kidd, a Notary Public in and for said County and State, ERNEST E. LYONS, JR., the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2016.

Notary Public My commission expires: Aug 20, 2019

WELDON B. KIDD STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 13 day of Oct, 2016.

ANNETTE LYONS

The actual consideration of value, whichever is greater, for this transfer is $ Unknown

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Jeanetta L. Gammage, a Notary Public in and for said County and State, ANNETTE LYONS, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2016.

Notary Public My commission expires: 7-3-17.

JEANETTA R GAMMAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property agreement between the parties.

ERNEST E. LYONS, JR.

Subscribed and sworn to before me this 24TH day of October, 2016.

WELDON B. KIDD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public My commission expires: Aug 20, 2019.

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property agreement between the parties.

ANNETTE LYONS

Subscribed and sworn to before me this 13th day of October, 2016.

Notary Public My commission expires: 2-3-19

JEANETTA R GAMMAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY