BOOK 5542 PAGE 737

QUITCLAIM DEED

This Instrument Prepared By: GRANT W. SMITH, Attorney at Law,
P. O. Box 24927
1300 Division Street
Nashville, Tennessee 37202

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES GARY CLEMENT 5175 Granny White Pike Nashville, TN. 37220	Same	145-7-37 FH-810

For and pursuant to a Property Settlement Agreement executed on the 11th day of December 1979, by and between James Gary Clement and Cecelia Allene Clement, and in anticipation of a final Decree of Divorce in the Circuit Court of Davidson County, Tennessee, Docket No. 98428, and for the express purpose of making a conveyance to create a fee simple estate in James Gary Clement; I, CECELIA ALLENE CLEMENT, by these presents, do hereby quitclaim and convey unto JAMES GARY CLEMENT, his heirs, successors and assigns, all of my right, title and interest in and to the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey made by James L. Murphy, Jr., and Company, of record in Book 4175, page 51, Register's Office for said County, described as follows:

Beginning at an existing iron pin in the westerly right of way of Granny White Pike (as widened) also being the northeast corner of the D.S. Carter property as recorded in Book 1088, page 78, and the southeast corner of the herein described tract; thence running with said D.S. Carter's northerly line North 72° 50' west 386.89 feet to a point; thence north 17° 53' 41" East 154.73 feet to the center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows: South 88° 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point; thence south 69° 04' 34" East 19.66 feet to the intersection of said common use drive and western right of way of Granny White Pike (as widened); thence running along said western right of way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Jerry R. McCoin and wife, Mary Ann McCoin by deed from John R. Kirk, III and wife, Rita L. Kirk of record in Book 4895, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for a water main granted by Jesse Overton, et al, to Winston Baird, of record in Book 465, page 179; to an easement for a water main granted by Evaline Overton, et al, to Winston Baird, of record in Book 460, page 170; to an easement for roadways granted by John Overton and wife to Martha N. Noel, of record in Book 723, page 610; to rights and obligations with respect to maintenance of a private driveway, of record in Book 4377, page 921; and is subject to the limitations shown on the Plan of record in Book 4175, page 51, all of which are of record in the Register's Office for Davidson County, Tennessee.

BOOK 5542 PAGE 738

Being the same property conveyed to James Gary Clement and wife, Cecelia Allene Clement by Warranty Deed from Jerry R. McCoin and wife, Mary Ann McCoin of record in Book 5422, page 708, Register's Office for Davidson County, Tennessee.

Witness my hand, this 11th day of Dec., 1979.

Witness:

K. Ellen Lee

Cecilia Allene Clement
CECELIA ALLENE CLEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Cecelia Allene Clement, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1979.

My Commission Expires: 10/17/82

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Cecilia Allene Clement
AFFIANT

Subscribed and sworn to before me, this 11th day of December, 1979.

NOTARY PUBLIC

My Commission Expires: 10/17/82

F67707

IDENTIF. REFERENCE

DEC 12 · 9 07 AM '79

FELIX Z. McCOIN, REGISTER
DAVIDSON COUNTY, TENN.