QUITCLAIM ~~WARRANTY~~ DEED

BOOK 5562 PAGE 272

F 74877

IDENTIF. REFERENCE

FEB 4 8 53 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: 10/23/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, Attorneys (NAME) 107 Donelson Pike, Nashville, Tennessee 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONTY E. MIRES et ux (NAME)	-SAME- (NAME)	Map 138
Hwy. 70 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 25 & 93
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GERALD D. CLINARD and wife, JOANNE L. CLINARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTY E. MIRES and wife, FRANCES H. MIRES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

All of our right, title and interest in and to the following:

TRACT I

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey dated April 30, 1976, as revised on May 3, 1976 and August 2, 1976, prepared by John B. Rainey, Registered Land Surveyor, Job No. 76-044, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being located at the northwest corner of the property conveyed to Commerce Union Bank by deed of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee, and being the most northerly point on the property lying east of South Mt. Juliet Road that was conveyed to Binkley Realty, Inc. by deed of record in Book 5029, page 195, said Register's Office; thence South 1 deg. 47 min. 30 sec. West for a distance of 820.07 feet to an iron pin; thence South 85 deg. 18 min. 15 sec. East for a distance of 2,910.88 feet to an iron pin; thence North 4 deg. 46 min. East for a distance of 816.00 feet to an iron pin; thence North 85 deg. 15 min. West for a distance of 2,953.47 feet to an iron pin, said iron pin being the point of beginning and containing 55.03 acres, more or less.

TRACT II

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey dated June 25, 1976 prepared by John B. Rainey, Registered Land Surveyor, Job No. 76-079, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever [illegible] Wherever 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 our hands this 30th day of January, 1980

Gerald D. Clinard

Joanne L. Clinard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald D. Clinard and wife, Joanne L. Clinard

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of January, 1980

Commission Expires 5-2-82 William Miller, Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon {his oath / their several oaths} {acknowledged} {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

being located at the northwest corner of the property conveyed to Commerce Union Bank by deed of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee, and being the most northerly point on the property lying east of South Mt. Juliet Road that was conveyed to Binkley, Inc. by deed of record in Book 5029, page 195, said Register's Office; thence South 1 deg. 47 min. 26 sec. West 820.07 feet to an iron pin; thence North 85 deg. 18 min. 14 sec. West 141.74 feet to an iron pin located in the easterly margin of South Mt. Juliet Road; thence North 17 deg. 20 min. 57 sec. East 197.14 feet to a point; thence South 72 deg. 48 min. East 10.00 feet to a point; thence North 17 deg. 20 min. 57 sec. East 249.21 feet to a point; thence North 15 deg. 20 min. East 100.77 feet to a point; thence North 74 deg. 40 min. West 10.00 feet to a point; thence North 1 deg. 27 min. 11 sec. East 285.25 feet to the point of beginning, containing 0.76 acres, more or less.

Being the same property conveyed to Robert B. Smith and wife, Georgia Dell Smith, as to a 50% undivided interest, and Gerald D. Clinard and wife, Joanne L. Clinard, as to a 50% undivided interest, by Special Warranty Deed dated November 23, 1979, from Commerce Union Bank, a Tennessee Banking Corporation, as of record in Book 5539, page 144, Register's Office for Davidson County, Tennessee.

This deed prepared from instruments and information provided by the parties.

QUITCLAIM

WARRANTY DEED

FROM

GERALD D. CLINARD et ux

TO

MONTY E. MIRES et ux

TITLE INSURED BY POLICY NUMBER:

NONE

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York