THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

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Mail
Map 128
Par 102 jk

QUITCLAIM DEED

FROM: GREGORY T. AVA

TO: GREGORY T. AVA and wife,
JOYCE A. AVA

SEND TAX BILLS TO:
Gregory T. Ava
7750 Sawyer Brown Road
Nashville, Tennessee

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY T. AVA, Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto GREGORY T. AVA and wife, JOYCE A. AVA, all his estate, right, title and interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot #1 of Clunan Heights Subdivision, unrecorded at this time. Being a portion of the W. F. Clunan Property recorded in Book 966, page 580, Register's Office for said County. Located in the 9th Civil District of said County.

Beginning at an iron pin in the easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between Lots Nos. 1 and 2 of said Clunan Heights Subdivision; thence northerly along a curve in said right-of-way having a radius of 1,457.26 feet, a distance of 160.82 feet to a concrete monument, the northwest corner of W. F. Clunan property according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with north boundary of said property S81°01'20" East 216.05 feet to a concrete monument; thence S87°30'00" East 107.01 feet to a concrete monument; thence S6°11'50" West 136.11 feet to an iron pin; thence with the common line between Lots Nos. 1 and 2 N87°32'16" West 303.74 feet to the point of beginning.

BEING the same property conveyed to Gregory T. Ava by quitclaim deed from Toivo A. Ava, of record in Book 5346, page 825, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26 day of August, 1981.

Gregory T. Ava
GREGORY T. AVA

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named GREGORY T. AVA, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of August, 1981.

NOTARY PUBLIC

My Commission Expires: 7-24-85



57807

IDENTIFICATION REFERENCE

AUG 28 4 10 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 26th day of August, 1981.

NOTARY PUBLIC

My Commission Expires: 7-24-85

