QUITCLAIM **DEED**

STATE OF TENNESSEE BOOK 5838 PAGE 189
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 1981.

Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

This instrument prepared by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue T. Viaches (NAME)	Same (NAME)	M 4
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P 45.1
Whites Creek, TN 37189 (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, Charles A. Clerici and wife, Erika Clerici

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sue T. Viaches, a single person

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:

Land in Davidson County, Tennessee, being the southerly part of Tract No. 3 on the unrecorded map of the property known as the Bracey Farm, and described partly according to a survey made by Stephen A. Draper, Surveyor, dated May 10, 1960, as follows:

Beginning at an iron pin in Fisher's easterly line at the southwesterly corner of said Tract No. 3, and running thence, along Fisher's line, N 15° 45' W 84 feet to an iron pin; thence N 66° 50' E 200 feet to an iron pin in the westerly margin of the Springfield Highway; thence with the same southwardly 100 feet to an iron pin at the southeasterly corner of Tract No. 3; thence, with the southerly line of Tract No. 3, S 71° 30' W 213.3 feet to the beginning.

Being the same property conveyed to Reau E. Folk, Jr., Trustee for Charles A. Clerici and wife, Erika Clerici and Sue T. Viaches by deed of record in Book 3798 page 69, Register's Office of Davidson County, Tennessee; the grantors herein disclaiming any interest in said property and the said Reau E. Folk, Jr. having since died, and being part of the same property conveyed to Sue T. Viaches by quitclaim deed of record in Book 5833, page 540, said Register's Office.

unimproved (X)
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, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, [illegible] and we do hereby covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Witness our hands this 10th day of September, 19 81

Charles A. Clerici

Erika Clerici

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Clerici and Erika Clerici

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 Nashville, Tennessee, this 10th day of September, 1981

Commission Expires 4-22-84 Notary Public. at Large

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

5979

G 74306

RUSH

IDENTIF. REFERENCE

JAN 6 9 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Charles S. Clerici

and wife, Erika Clerici

TO

Sue T. Viaches,

a single person

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York