THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 5865 PAGE 743

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
KIRBY CLIFTON 847 Springfield Hwy. Nashville Tenn.	SAME	Map- 60-12 Parcel- 152 Is

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between KIRBY CLIFTON and wife, PAULINE L. CLIFTON, and JAMES CALLIS, hereinafter referred to as the Grantors, and KIRBY CLIFTON, hereinafter referred to as the Grantee;

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantee of a certain note and Deed of Trust from James Callis and Kirby Clifton and wife, Pauline L. Clifton to J. C. Garrett, III, Trustee, to secure to Bank of Goodlettsville, in the original principal amount of $40,000.00, all as set forth in said Deed of Trust of record in Book 5767, Page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby mede for a more complete description of the terms, provisions and conditions contained therein, the Grantors hereby convey and quitclaim unto the Grantee, all of their right, title and interest in and to the following described real estate, located in Davidson County, Tennessee, and more specifically described as follows:

> LAND in the First Civil District of Davidson County, Tennessee, described according to an unrecorded survey by James Larry Terry, Surveyor, No. 563, dated May 20, 1981, as follows:
>
> BEGINNING at a point in the northerly margin of Hart Lane, said point being the southeasterly corner of this tract or lot and the southwesterly corner of the land of Bomar and Lewis, of record in Book 1538, Page 23, Register's Office for Davidson County, Tennessee; thence N 5° 22' E 142.5 feet to an iron pin in concrete, corner to A. G. Sanders;

thence with the line of Sanders, N 83° 15' W 159.45 feet to a point; thence S 7° 34' W 145.97 feet to a point in the northerly margin of Hart Lane; thence with the margin of said Hart Lane, S 84° 27' 56" E 165.00 feet to the point of beginning.

Being the same property conveyed to James Callis and Kirby Clifton by deed from R. E. Slaton, Sr. and wife, Mary L. Slaton, of record in Book 5767, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance includes a 1969 Regent 60' x 12' mobile home, bearing manufacturer's identification no. 6035 underpinned, and loacated upon the said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 18TH day of March, 1982.

James Callis
JAMES CALLIS

Kirby Clifton
KIRBY CLIFTON

Pauline Clifton
PAULINE L. CLIFTON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIRBY CLIFTON, PAULINE L. CLIFTON, and JAMES CALLIS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 18TH day of March, 1982.

Joan A. Claiborne
NOTARY PUBLIC

My Commission Expires: 2-3-85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

RUSH

James Callis
AFFIANT

Sworn and subscribed before me, this the 25th day of March, 1982.

E. Buskens
NOTARY PUBLIC

My Commission Expires: Dep. Reg.

IDENTIFICATION
MAR 26 3 18 PM '82
DAVIDSON COUNTY

38630