BOOK 7627 PAGE 617

QUITCLAIM DEED IN LIEU OF FORECLOSURE

THIS INSTRUMENT WAS PREPARED BY SMITH & TAKACS, ATTYS., 315 W. MAIN ST., HENDERSONVILLE, TN 37075 NAME ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: TOM CARVER (NAME) Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER) Ridgetop, TN 37152 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: SAME (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 25 - 71A

THIS INSTRUMENT made and entered into on this 16TH day of AUGUST, 1988, by and between Kirby Clifton and wife, Pauline Clifton, Parties of the First Part, and Tom Carver, Party of the Second Part.

W I T N E S S E T H

WHEREAS, First Parties are in default on a certain note evidenced by a deed of trust of record in Book 6833, page 517, Register's Office for Davidson County, Tennessee, and

WHEREAS, in lieu of foreclosure on said property by the holder of said note, and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part hereby convey and quitclaim unto the Party of the Second Part, all of their right, title and interest in and to the following described real estate, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Company, Inc., March 20, 1974, as follows:

Beginning on the southerly margin of Old Dickerson Pike at the intersection of the same and a point in the westerly line of the property conveyed to Paul M. Finhalt by deed of record in Book 3616, page 577; Register's Office for Davidson County, Tennessee; thence South 14° 16' 00" West 219.13 feet; thence South 75° 46' 56" East 136.72 feet; thence South 53° 06' 20" East 267.05 feet, to a point in the westerly margin of New Dickerson Pike; thence with the said margin South 20° 09' 10" West 1,025.54 feet; thence North 68° 49' 18" West 307.62 feet to a point in the southeast corner of a tract of land conveyed to Katherine Taylor by deed of record in Book 834, page 92, Register's Office for Davidson County, Tennessee, thence North 87° 27' 48" West 344.93 feet; thence North 17° 31' 31" West 330.26 feet; thence North 75° 40' 11" East 124.07 feet; thence South 41° 47' 51" East 124.50 feet; thence North 76° 18' 30" East 340.27 feet to a point in the westerly line of property conveyed to J. H. Sawyer and wife, Bernice C. Sawyer by deed of record in Book 1905, page 485, Register's Office for Davidson County; thence North 14° 26' 11" East 934.88 feet to a point in the southerly margin of Old Dickerson Pike; thence with said margin North 81° 14' 00" East 25.55 feet to the point of beginning containing 12.087 acres, more or less.

Being the same property conveyed to Kirby Clifton by deeds of record in Book 6083, page 810, and Book 6460, page 164, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 16th day of August, 1988

Kirby Clifton
Affiant

Pauline C. Clifton
Notary Public

My commission expires: 5-22-91
(Affix Seal)

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their signatures on this the day and year first above written.

Kirby Clifton
Kirby Clifton

Pauline Clifton
Pauline Clifton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Kirby Clifton and wife, Pauline Clifton,, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 16th day of August, 1988.

Paula C. Tomerlin
Notary Public

My Commission Expires: 5-22-91

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TENNESSEE REGISTRATION

Aug 16 11 43 AM '88

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