This instrument prepared by, please return to:
American Escrow Company, P. O. Box 1733, Hendersonville, TN 37077

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Par Nos.
Michael E. Clemas	New Owner	53-12-162
3005-B Lakeshore Drive		LW 4370
Old Hickory, TN 37138		

FOR and in consideration of the sum of ONE & 00/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of creating a tenancy by the entireties in Michael E. Clemas and wife, Rosemary Clemas, I,

MICHAEL E. CLEMAS,

hereinafter called the Grantor, by these presents do hereby quitclaim and convey unto

MICHAEL E. CLEMAS and wife, ROSEMARY CLEMAS,

their heirs, successors and assigns, hereinafter called the Grantees, all of my right, title and interest in and to the following described tract of land; TO WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 5 and 6, Block 26, and the east parts of Lots Nos. 6 - 10, both inclusive, Block 19, a part of Reid Boulevard and a part of 32nd Street, as closed by instrument of record in Book 2798, Page 348, Register's Office for said County, and as shown on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliotts Property, of record in Book 547, Page 127, said Register's Office, and described according to a survey thereof made 8/24/59, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the north margin of Pitts Avenue, now called Lakeshore Drive, in the center line of 32nd Street, now closed as shown on said Plan; thence, with the center line of 32nd Street, as closed, northeasterly 270 feet to an iron pin in the center line of said Reid Boulevard, now closed; thence, with the center of said Boulevard, southeasterly 25 feet to a point; thence northeasterly 122 feet to an iron pin in the south line of U. S. Government Property; thence, with the line of said Government Property, northwesterly 110 feet to an iron pipe; thence southwesterly 396.5 feet to an iron pin in the margin of Lakeshore Drive; thence, with the margin of said Drive, southeasterly 78 feet to the point of beginning.

BEING the same property conveyed to Michael E. Clemas a/k/a Michael Edward Clemas, from Charles N. Brown and wife, Beatrice R. Brown, by deed of record in Book 6832, Page 159, Register's Office for Davidson County, Tennessee.

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

WHENEVER 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 my hand on this the 21st day of FEBRUARY, 1992.

Michael E. Clemas

87243

IDENTIF. T REFERENCE

FEB 27 8 39 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4655 02/27 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SUMNER § The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 21st day of FEBRUARY, 1992.

My Commission Expires: 11/19/94 W. K. Georgas, Jr., Notary Public

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, Michael E. Clemas, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 21st day of FEBRUARY, 1992.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94