THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

MAP 096-10
PARCEL 060

BOOK 8584 PAGE 450

QUITCLAIM DEED

FROM: F. E. STRATTON, JR., and wife, BETTIE S. STRATTON

TO: FRANK E. STRATTON, III, and SUSAN LYNN STRATTON

SEND TAX BILLS TO:
Mr. Frank E. Stratton, III
Ms. Susan Lynn Stratton
3016 Ironwood Drive
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, F. E. STRATTON, JR., and wife, BETTIE S. STRATTON, Grantors, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto FRANK E. STRATTON, III, and SUSAN LYNN STRATTON, as tenants-in-common, all their estate, right, title, 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 No. 112 on the Plan of Cloverhill Subdivision, Section 2, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 80 feet on the southerly margin of Ironwood Drive and runs back between lines measuring 95 feet on the easterly line and 127 feet on the westerly line to a broken line in the rear which measures 127.4 feet thereon.

BEING the same property conveyed to F. E. Stratton, Jr. and Bettie S. Stratton, Custodians, and Jerry F. Ford, Trustee for Frank E. Stratton, III, and Susan Lynn Stratton, by deed from G. W. Syler and wife, Judy Syler, of record in Book 4257, page 331, Register's Office for Davidson County, Tennessee.

An additional purpose of this conveyance is to clarify the chain of title and the Deed of record at Book 4257, page 331, Register's Office of Davidson County, Tennessee, to state that the purpose of said prior Deed was to convey the property to the said Frank E. Stratton, III, and Susan Lynn Stratton, as tenants-in-common, who were at that time minors. Frank E. Stratton, III, and Susan Lynn Stratton are now adults, and it is intended that they own the subject property outright and free of any custodianship or trust.

Jerry F. Ford, Trustee, is now deceased, and there was no trust document executed.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13th day of MARCH, 1992.

95905

IDENTIFICATION REFERENCE

MAR 27 8 17 AM '92
REGISTER
DAVIDSON COUNTY, TN

F. E. STRATTON, JR.

BETTIE S. STRATTON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ At Large)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared F. E. STRATTON, JR., and wife, BETTIE S. STRATTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 13 day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 5-23-94

0566 03/27 0101 03CHECK 6.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON At Large)

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 13 day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 5-23-94