PICK-UP 70983

IDENTIF. & REFERENCE BOOK 9407 PAGE 397

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

94 JUL 14 AM 11:28

FEE REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Mildred G. Bess, et al 1361 Campbell Road Goodlettsville, TN 37072	Same	To be assigned Map Parcel

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between MILDRED G. BESS, unmarried, hereinafter referred to as the "GRANTOR", and MILDRED G. BESS and ARLISS RAY BESS, JR., as joint tenants, with survivorship obtaining, their assigns or the survivor's heirs or assigns, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MILDRED G. BESS, unmarried, the GRANTOR, has this day bargained, sold and quitclaimed unto MILDRED G. BESS and ARLISS RAY BESS, JR., the GRANTEES, as joint tenants, with survivorship obtaining, their assigns or the survivor's heirs or assign, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described as Tract One on the unrecorded survey dated May 26, 1987, by John D. Spry, Registered Land Surveyor, License No. 727 (Job No. 87-088), as follows:

BEGINNING at an iron pin set on the south right-of-way line of Campbell Road, said pin being the common north property corner of Arliss R. Bess, et al, as of record in Deed Book 2863, page 573, R.O.D.C., Tennessee, and Norma Jean Grissom, as of record in Deed Book 3998, page 773, R.O.D.C., Tennessee; thence, eastwardly with the south right-of-way line of Campbell Road and a 453.28 foot radius curve to the left having a distance of 293.81 feet to an iron pin set, said curve has a chord bearing and distance of S 87 deg. 09' 17" E 288.26 feet; thence, leaving said right-of-way line with a new line S 12 deg. 52' 24" E, a distance of 194.87 feet to an iron pin set by a utility pole; thence, S 07 deg. 10' 05" W, a distance of 453.04 feet to an iron pin set; thence, N 89 deg. 27' 20" E, a distance of 331.07 feet to an iron pin set in the west property line of Tract One of the James S. Bogle property, as of record in Deed Book 6513, page 150, R.O.D.C., Tennessee; thence, with the west property line of James S. Bogle in part, S 00 deg. 32' 40" E, a distance of 203.03 feet to an existing iron pin, said pin being the northeast property corner of R. S. Jackson, et ux, as of record in Deed Book 1227, page 285, R.O.D.C., Tennessee; thence, with the north property line of R. S. Jackson, et ux, in part, N 85 deg. 39' 09" W, a distance of 705.68 feet to an existing iron pin, said pin being the southeast property corner of the James D. Brinkley property, as of record in Deed Book 4034, page 772, R.O.D.C., Tennessee; thence, leaving the north property line of R. S. Jackson, et ux, with the east property line of James D. Brinkley, N 02 deg. 58' 48" W, a distance of 268.51 feet to an existing fence post; thence, continuing with the east property line of James D. Brinkley in part, N 35 deg. 56' 52" W, a distance of 192.01 feet to an existing iron pin, said pin being the south property corner of Norma Jean Grissom; thence, leaving the east property line of James D. Brinkley with the east property line of Norma Jean Grissom N 30 deg. 34' 59" E, a distance of 437.42 feet to the point of beginning and containing 395.790 square feet or 9.09 acres, more or less.

BEING a part of the same property conveyed to Arliss R. Bess and wife, Mildred G. Bess, and William H. Grissom and wife, Vivian B. Grissom, by deed from J. E. Hoover, a widower, of record in Book 2863, page 573, Register's Office for Davidson County, Tennessee. By Deed of record in Book 2909, page 378, said Register's Office, the said William H. Grissom and wife, Vivian B. Grissom, conveyed their one-half (1/2)

undivided interest in the said property to Arliss R. Bess and wife, Mildred G. Bess, reserving in themselves a life estate in the said property. William H. Grissom died on January 2, 1964. Thereafter, by Deed of record in Book 4025, page 593, said Register's Office, Vivian B. Grissom conveyed her life estate in the said property to Arliss R. Bess and wife, Mildred G. Bess. Thereafter, Vivian B. Grissom died on December 9, 1987. Arliss R. Bess, a/k/a Arliss R. Bess, Sr., died on July 22, 1990, as a result of which, ownership and title to the said property became vested in Mildred G. Bess, in fee simple.

The parties intend that they shall own and hold title to the real property, hereinabove described, as joint tenants, with survivorship obtaining, and not as tenants in common - that is, in the event of the death of either of them, the survivor *shall* own and hold title to the said property in fee simple.

This conveyance is made subject to a Deed of Trust and mortgage dated February 17, 1994, made by Mildred G. Bess to R. Gratton Brown, Jr. and Charles A. Neale of Shelby County, Tennessee, Trustees, to secure to Nashville Bank of Commerce indebtednesses for borrowed money in the amount of $45,000.00, which the GRANTEES agree to assume in full and to pay in a timely manner.

This conveyance is further subject to such taxes, encumbrances and other matters as may appear of record.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 13th day of July, 1994.

Mildred G. Bess
MILDRED G. BESS

Arliss Ray Bess Jr.
ARLISS RAY BESS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED G. BESS and ARLISS RAY BESS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Arliss Ray Bess Jr.
AFFIANT

Sworn to and subscribed before me this the 13 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

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