BOOK 9527PG389

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel
Steven W. Clinard **3536 Stagner Road** **Joelton, Tn 37080** (P. O. Box 551)	**Same as New Owner**	**Map 14-Part of Par. 132**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged; I, MARJORIE ROLLINS CLINARD, unmarried, by these presents do hereby quitclaim and convey unto STEVEN W. CLINARD AND WIFE, VICKI J. CLINARD, their successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 04, 1994, as follows:

BEGINNING at an iron pin (found) in the northerly margin, 50 feet from the center line of Stagner Road, a corner to Terry Chapman; thence with the margin of said road, N. 79 deg. 57 min. 52 sec. W. 280.00 feet to an iron pin set in the margin of said road; thence leaving said road and with a new line, N. 08 deg. 01 min. 42 sec. E. 465.00 feet to an iron pin set; thence continuing with a new line, S. 79 deg. 57 min. 52 sec. E. 352.00 feet to an iron pin (found), corner to David Fuqua; thence with said Fuqua, S. 64 deg. 05 min. 56 sec. E. 193.50 feet to a corner post, corner to said Fuqua, and a corner to said Chapman; thence with the line of said Chapman for the next ten calls as follows: S. 05 deg. 57 min. 37 sec. W. 197.86 feet to a point; thence S. 40 deg. 18 min. 37 sec. W. 16.00 feet to a 24" Oak tree; thence S. 89 deg. 05 min. 37 sec. W. 76.74 feet to a 24" Oak tree; thence S. 37 deg. 39 min. 46 sec. W. 58.83 feet to a 24" Oak tree; thence S. 13 deg. 59 min. 53 sec. W. 53.83 feet to an 8" Hickory tree; thence N. 89 deg. 40 min. 53 sec. E. 2.00 feet to a point; thence S. 18 deg. 24 min. 27 sec. W. 43.00 feet to a point; thence N. 78 deg. 51 min. 08 sec. W. 34.00 feet to a 30" Sycamore tree; thence N. 53 deg. 46 min. 08 sec. W. 64.36 feet to a 30" White Oak tree; thence S. 44 deg. 08 min. 02 sec. W. 81.07 feet to the beginning, containing 5.02 acres, more or less.

Being a part of the same property conveyed to James M. Clinard and wife, Marjorie Rollins Clinard by Warranty Deed from C. E. Lewis and wife, Ophelia M. Lewis of record in Book 2705, Page 281, Register's Office for Davidson County, Tennessee. The said James M. Clinard having since died.

THIS IS IMPROVED PROPERTY KNOWN AS:
3536 Stagner Road
Joelton, Tn 37080

94 NOV 23 AM 8:46
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

11195
IDENTIF. & REFERENC...

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

WITNESS our hands this the 21st day of November, 1994.

Marjorie Rollins Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marjorie Rollins Clinard**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 21st day of November, 1994.

My commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

8.00

Subscribed and sworn to before me, this the 21st day of November, 1994.

Deanie L. Gregory
Notary Public

My commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
GREATER NASHVILLE TITLE & CLOSING COMPANY
Deanie L. Gregory
Attorney-at-Law
with information furnished by the parties hereto and without the benefit of a title examination
223 Madison Street, S. 102
Madison, Tn 37115

Mail