SEND TAX BILLS TO:

Same

ADDRESS OF NEW OWNER(S):

J. Clayton Pepper
1254 Campbell Rd
Hendersonville, TN 37075

MAP: 52-5 GR: ___ PAR: 94

IMPROVED: _____

UNIMPROVED: _____

THIS INSTRUMENT PREPARED BY:
INFORMATION FURNISHED BY THE PARTIES BY:
J. STEPHEN BROWN, PC
ATTORNEY AT LAW
P.O. Box 792, 326 N. Cumberland St.
Lebanon, Tennessee 37087

BOOK 9545 PG 523

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **SARAH M. PEPPER**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my husband, **J. CLAYTON PEPPER**, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

Being part of Lot No. 16 on an unrecorded map of George F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record in described according to a copy of a survey thereof made April 24, 1946 by Dorris Boner, Surveyor, as follows:
BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road, thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots No. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning. INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY CONVEYED TO JOHN EDWARD WRIGHT, JR. AND WIFE, SHIRLEY J. WRIGHT BY DEED OF RECORD IN Book 5156, page 805, said Register's Office, described as follows:
BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16; thence with the line between Lots 15 and 16,

northwesterly 150 feet to the easterly margin of Millikins Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning.

DEED REFERENCE: BOOK 9545 PG 524

Being the same property conveyed to J. Clayton Pepper and wife, Sarah M. Pepper, by deed from G & F Construction Co., Inc., dated February 28, 1983, of record in Book 6020, Page 939, Register's Office of Davidson County, Tennessee.

This conveyance is made pursuant to the provisions of Section 66-1-110, Tennessee Code Annotated, and for the purposes of terminating a tenancy by the entirety in and to the above-described property, so that title to said property is hereby vested solely in **J. CLAYTON PEPPER.**

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. STEPHEN BROWN, ATTORNEY SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS my hand this the 14th day of December, 1994.

Sarah M. Pepper
SARAH M. PEPPER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named, SARAH M. PEPPER, with whom I am personally acquainted and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 14th day of December, 1994.

Christy Stark
NOTARY PUBLIC

CHRISTY STARK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
11-20-96

ACTUAL CONSIDERATION CLAUSE

The actual consideration for this transfer is NONE.

J. Clayton Pepper
AFFIANT

Subscribed and sworn to before me, this the 14th day of December, 1994.

Kim Ly Baker
NOTARY PUBLIC Deputy Register

My Commission Expires:

BOOK 9545 PG 525

1184
IDENTIF. ↑ REFERENCE

MAIL ENV.
94 DEC 14 PM 1:40
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

3054 12/14 0101 03CHECK 12.00