QUITCLAIM DEED

BOOK 9550 PG 488

Information provided by parties involved.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER IS GREATER~~ FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December 1994

Notary Public

MY COMMISSION EXPIRES: May 3 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet C. Pierce (NAME)	National Mortgage Company (NAME)	02D 58210
4357 Central Valley Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	149-08-0
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	064.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, O. Ray Pierce, Jr. and wife, Janet C. Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet C. Pierce, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:~~ all their right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennesse, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 16A on the plan of Zone Division Lot Nos. 10 - 16, 18 - 43, Edge-O-Lake, Section 21, of reocrd in Book 6250, page 111, Register's Office for said County.

Said Lot No. 16A fronts 17.19 feet on the southerly margin of Clearwater Court and extends back 183.53 feet on the northwesterly line which is a broken line and 129.99 feet on the easterly line to a dead line in the rear, measuring 117.77 feet thereon.

Being the same property conveyed to O. Ray Pierce, Jr. and wife, Janet C. Pierce by Deed from William P. Williams, of record in Deed Book 7099, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6140, page 420, said Register's Office and to the matters set forth in the above referenced plan of record.

unimproved ( )
This is improved (X) property, known as 709 Clearwater Court, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we ~~GRANTORS~~ covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we will forever warrant and defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.~~ Wherever 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 our hand S this 6 day of December 19 94

O. Ray Pierce, Jr.

Janet C. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9550 PG 489

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. Ray Pierce, Jr. and wife, Janet C. Pierce

the bargainor s 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 at Nashville, Tennessee, this 6th day of December 1994.

Commission expires May 3 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

18623

IDENTIF. A REFERENCE

94 DEC 20 AM 9:08

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4634 12/20 0101 03 DEED 8.00

RETURN TO:
CUMBERLAND TITLE COMPANY

[x] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW