0092205

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

95 AUG 23 AM 9:31

REGISTER
DAVIDSON COUNTY, TN.

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

BOOK 9770 PG 709

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees Clifton Family Revocable Living Trust Agreement 215 Engel Avenue Goodlettsville, Tennessee 37072	Same	34-5-61 34-5-62

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **KIRBY CLIFTON AND WIFE, PAULINE CLIFTON** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **KIRBY CLIFTON, JR. AND MARY PAULINE CLIFTON,** Trustees of the Clifton Family Revocable Living Trust Agreement dated August 22ND, 1995, ("Grantee"), all of his interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Goodlettsville, Davidson County, Tennessee, according to an unrecorded survey dated July 16, 1984, by Allen R. Trumbo, Tennessee Surveyor No. 1127:

BEGINNING at an iron rod situated in the easterly margin of Monticello Avenue (50' right-of-way), said point marking the southwesterly corner of the Ernest Pyle et ux property as of record in Book 4524, page 428, Register's Office Davidson County, Tennessee, said point also being the northwesterly corner of the property herein described; thence along aforementioned Ernest Pyle's southerly line S 77 degrees 44 minutes 59 seconds E, a distance of 628.88 feet to an iron rod situated in the westerly margin of Seaboard System Railroad, said point situated in the southerly line of the aforementioned Ernest Pyle etux property; thence along aforementioned westerly margin of Seaboard System Railroad S 14 degrees 21 minutes 44 seconds W, a distance of 676.08 feet to an iron rod situated in the northerly line of the Willie Luskey and Lettie Jones property as of record in Book 4092, page 579, Register's Office, Davidson County, Tennessee; thence along aforementioned Willie Luskey and Lettie Jones' northerly line N 76 degrees 37 minutes 04 seconds W, a distance of 307.47 feet to an iron rod, said iron rod being the northwesterly corner of the aforementioned Willie Luskey and Lettie Jones property, the northeasterly corner of the James L. Harris et ux property as of record in Book 2997, page 243, Register's Office, Davidson County, Tennessee; thence along the easterly line of the aforementioned Fred W. Kinle et ux property and the James M. Smith property as of record in Book 2996, page 117, Register's Office, Davidson County, Tennessee, N 12 degrees 28 minutes 08 seconds E, a distance of 273.68 feet to an iron rod situated in the northerly line of the aforementioned James M. Smith property; thence along said northerly line N 78

degrees 28 minutes 22 seconds W a distance of 296.34 feet to a concrete monument situated in the aforementioned easterly margin of Monticello Avenue; thence along said easterly margin of Monticello Avenue N 12 degrees 03 minutes 58 seconds E a distance of 399.61 feet to the point of beginning and containing 7.638 acres, more or less. (Description from prior deed)

The property herein conveyed is subject to easements of record in Book 3370, page 148; Book 4530, page 215; Book 3370, page 157, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kirby Clifton and wife, Pauline Clifton by deed from James M. Smith and wife, Dorothy B. Smith, Nellie Smith Tucker and Gladys Smith Hinkle of record in Book 6433, page 775, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 22 day of Aug, 1995.

Kirby C. Clifton Jr.
KIRBY CLIFTON, JR.

Pauline T. Clifton
PAULINE L. CLIFTON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Kirby C. Clifton
Affiant

Sworn to and subscribed to before me,
this the 22ND day of August, 1995.

Notary Public

My Commission Expires: 1/27/96

RUSSELL T. LOOK
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KIRBY CLIFTON, JR. AND WIFE, PAULINE L. CLIFTON,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22ND day of August, 1995.

Notary Public

My Commission Expires: 1/27/96

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