BOOK 9882 PG 651

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Florence Naomi Reding, et al 435 Dry Creek Road Goodlettsville, TN 37072	Same	Map 25 Parcel 25.01 Field Book 10D 30450

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between CLAYTON SEATON, JR., hereinafter referred to as the "GRANTOR", and FLORENCE NAOMI REDING, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

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, CLAYTON SEATON, JR., the GRANTOR, has this day bargained, sold and quitclaimed unto FLORENCE NAOMI REDING, the GRANTEE, her heirs or assigns, 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 he 10th Civil District of Davidson County, Tennessee, described according to a survey by George W. Watkins, Surveyor, dated December 9, 1960, as follows:

BEGINNING at an iron pin in the easterly margin of Dry Creek Road, being the southwest corner of this tract and the northwest corner of the property conveyed to C. A. Seaton of record in Book 2444, page 307, Register's Office for Davidson County, Tennessee; thence, with said margin of said road North 24 deg. west 100.00 feet to a point; thence, north 27 deg. 45 min. west 128.00 feet to a point; thence, north 3 deg. 20 min. east 10.6 feet to an iron pin; thence, south 75 deg. 30 min. east 145.8 feet to an iron pin; thence, north 81 deg. 30 min. east 143.00 feet to an iron pin in a fence row; thence, with the said fence row south 3 deg. 20 min. west 202.00 feet to an iron pin, a corner to C. A. Seaton; thence, with the line of C. A. Seaton, in a fence row, west 171.00 feet to the point of beginning and containing 1.02 acres, more or less.

BEING a part of the same property conveyed to Clayton Seaton by deed from L. O. Seaton and wife, Pauline Seaton of record in Book 967, page 476, Register's Office for Davidson County, Tennessee The said Clayton Seaton a/k/a Clayton Seaton, Sr. died intestate in 1959, survived by his wife, Sadie Belle Seaton and his children, Florence Naomi Reding, Ernest Edward Seaton, Clayton Seaton, Jr. and Clarence A. Seaton, being the only children born to or adopted by Clayton Seaton, Sr. during his lifetime and his only heirs at law. By deed of record in Book 2903, page 332, said Register's Office, the children, Clayton Seaton, Jr., Clarence A. Seaton, Ernest Edward Seaton and Florence Naomi Reding, conveyed their interest in the said property to their mother, Sadie Belle Seaton. Sadie Belle Seaton thereafter died leaving a Last Will and Testament dated July 16, 1974, filed for probate in the Probate Court for Davidson County, Tennessee on March 5, 1981, under Case No. 69971, the said Will being filed for record in Will Book 134, page 124, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee, which Will devises the said real property to Florence Naomi Reding, Clayton Seaton, Jr. and Ernest Edward Seaton as tenants in common, each owning a one-third (1/3) undivided interest. The Estate of Sadie Belle Seaton was closed on July 17, 1982. All debts or obligations owing by Clayton Seaton, Sr. and/or Sadie Belle Seaton, during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied.

The legal description, as hereinabove set forth, was prepared from a survey dated December 9, 1960, by George W. Watkins, Surveyor.

The current mailing address for said property is 427 Dry Creek Road, Goodlettsville, Tennessee 37072.

By this conveyance, the GRANTOR, Clayton Seaton, Jr., conveys to the GRANTEE, Florence Naomi Reding, his one-third (1/3) undivided interest in the real property hereinabove described. With this conveyance, ownership and title to the said property shall be vested as follows: Florence Naomi Reding, her heirs or assigns, a two-thirds (2/3) undivided interest and Ernest Edward Seaton, his heirs or assigns, a one-third (1/3) undivided interest--as tenants in common.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 29th day of November, 1995.

"GRANTEE"

Florence Naomi Reding
FLORENCE NAOMI REDING

"GRANTOR"

Clayton Seaton Jr
CLAYTON SEATON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON SEATON, JR. and FLORENCE NAOMI REDING, 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 29th day of November, 1995.

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Florence Naomi Reding
AFFIANT

Sworn to and subscribed before me this the 29th day of November, 1995.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

95 DEC -7 PM 12:41
FELIX W. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE

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