0144884

IDENTIF. # REFERENCE

mail

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

96 JAN 29 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

BOOK 9930 PG 63

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Juanita M. Trent, Trustee Juanita M. Trent Revocable Living Trust Agreement 2417 Woodberry Drive Nashville, Tennessee 37214	Same	95-11 188

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, **JUANITA M. TRENT** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **JUANITA M. TRENT**, Trustee of the Juanita M. Trent Revocable Living Trust Agreement dated January 26, 1996, ("Grantee"), all of her interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 2 on the unrecorded Map of the Robert G. Northern Lands, in the 3rd Civil District of said County and described according to a copy of a survey made by William Collier Parrish Associates Civil Engineers, described as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts Nos. 1 and 2; thence with the line between said tracts south 8 degrees 43 minutes West 94.8 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence south 83 degrees 40 minutes west 100.4 feet along the north right-of-way line of said TVA easement to the corner of Tracts 2 and 3; thence with the line between said tracts, north 8 degrees 43 minutes East 99.1 feet to an iron pin in the corner of Tracts 2 and 3; thence with the margin of Woodberry Drive south 81 degrees 17 minutes East 100 feet to the point of beginning containing .22 acres, more or less.

TRACT 2: Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the subdivision of Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 3 on the unrecorded Map of Robert G. Northern Lands in the 3rd Civil District of said County, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, November 3, 1958 as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts 2 and 3; thence with the line between said tracts south 8 degrees 43 minutes west 99.1 feet to a point in the north right-of-way line of a TVA

Transmission Easement; thence north 83 degrees 40 minutes west along the north right-of-way line of said TVA easement, 92.45 feet to the common corner of Tract 3 and Lot No. 31 of the Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for said County; thence with the line between Tract 3 and said Lot No. 31, north 4 degrees 25 minutes east 102.1 feet to an iron pin in the south margin of Woodberry Drive, being the common corner of Tract 3 and said lot No. 31; thence with the margin of said Drive, south 81 degrees 17 minutes east, 100 feet to the beginning and containing .22 acres, more or less.

Being the same property conveyed to Juanita M. Trent by deed from H. Philip Sadler and wife, Bertha L. Sadler of record in Book 3614, page 305, Register's Office, Davidson County, Tennessee.

This is improved property known as 2417 Woodberry Drive, Donelson, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 26 day of January, 1996.

Juanita M. Trent
JUANITA M. TRENT

STATE OF TENNESSEE
COUNTY OF Davidson

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

Juanita M. Trent
Affiant

Sworn to and subscribed to before me,
this the 26th day of January, 1996.

Notary Public

My Commission Expires:
11/21/99

RUSSELL T. COOK NOTARY PUBLIC AT LARGE DAVIDSON CO.

2128 01/29 0101 03CHECK 12.00

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 **JUANITA M. TRENT** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 1996.

Notary Public

My Commission Expires:
11/21/99

