BOOK 10015 PG 994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 1/28/98
(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton Family Revocable Living Trust (NAME)	Same as New Owner (NAME)	MAP 53-15
845 Springfield Hwy (ADDRESS)	(ADDRESS)	PARCEL 1
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert A. Shumate, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton Family Revocable Living Trust

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:

BEING a tract of land in the 12th Councilmanic District of Davidson County, Tennessee, and being a portion of that property conveyed to Gradie L. Carter, etux in Book 7523, page 825, Register's Office for Davidson County, Tennessee more accurately described according to a survey dated 4/19/92 by Tommy E. Walker TN Lic No. 1465 as follows:
BEGINNING at an existing iron pin in the north line of Hermitage Golf Course, Inc. (DB 8331, pg 575 RODCT), said pin being the most southeast corner of the herein described tract and being a common corner to Altha Mai Alred, etal (DB 6266, pg. 299 RODCT); thence with the north line of said golf course and an existing fence line N. 84 22' 56" W., 1422.70' to a point on the northeast bank of the Cumberland River; thence with said river N. 38 25' 56" W., 236.10' to a point; thence N. 41 40' 56" W., 84.00' to a point; thence N. 45 20' 56" W., 349.67' to a point; said point being the most northwesterly corner of the herein described tract and a common corner to Old Hickory Land Partnership Property (DB 7758, pg 449, RODCT); thence now leaving said river with the southeast line of Old Hickory Lane Partnership N. 37 40' 26" E., 1132.01' to a corner fence post, corner with James Ferrell (DB 4125, pg 675 RODCT); thence S. 1708' 14" E., 119.38' to the intersection of two creeks; thence with a creek or drainage ditch running to the east for the next four calls: 1) N. 80 27' 40" E., 339.29', 2) S. 77 21' 07" E., 242.74', 3) S. 77 25' 54" E., 63.39', 4) S. 02 59' 04" W., 15.00' to a point in a fence line; thence N. 88 45' 07" E., 392.28' to a point; thence S. 86 18' 50" E., 642.77' to a point; thence S. 86 19' 05" E., 530.10' to a point; thence S. 86 24' 27" E., 238.88' to a point in the westerly margin of Ray Avenue; thence with said margin S. 01 29' 59" W.,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Ray Avenue, Old Hickory, TN 37138
(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 do 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 my hand this 5th day of April 19 96

Robert A. Shumate

Robert A. Shumate

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION CONTINUATION

15.89' to a point; thence now leaving said margin N. 86 24' 27" W., 1419.18' to a corner fence post, said Alred's northwest corner; thence with said Alred's west line and an existing fence line S. 04 44' 34" E. , 1384.32' to the point of beginning containing 47.79 acres more or less.

BEING the same property conveyed to Robert A. Shumate by deed from Mary Estelle Carter, a widow of record in Book 8673, page 201, Register's Office for Davidson County, Tennessee.
GRANTOR makes no warranty against claims by, prescription or otherwise not of record.
Beulah Shumate, spouse of Robert A. Shumate, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

BOOK 10015 PG 995

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 Robert A. Shumate

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 1996.

Commission expires 10/28/98

MICHAEL T. MOORE NOTARY PUBLIC STATE OF TENNESSEE

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_____.

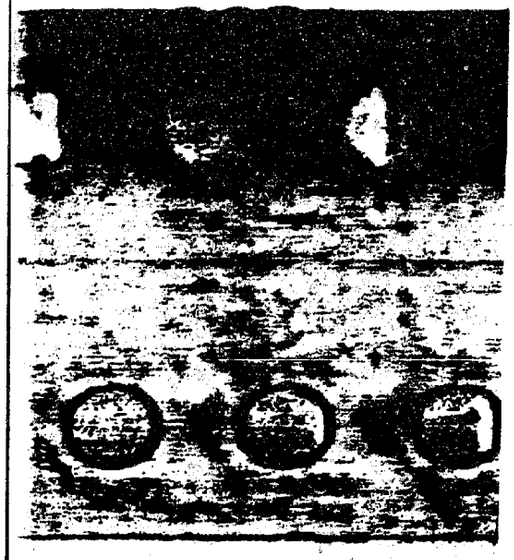
My commission expires _____

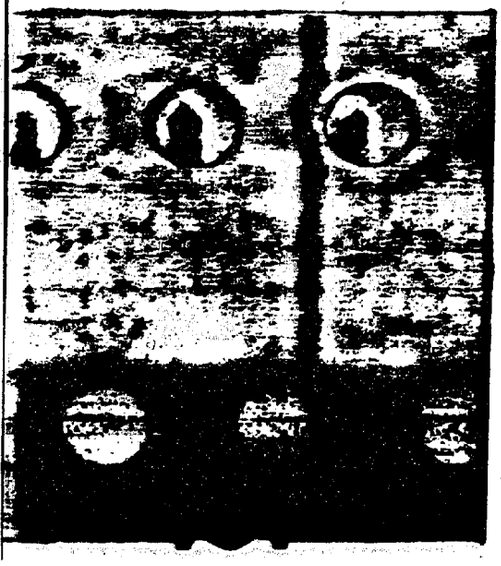
Notary Public

BOOK 10015 PG 996

0171577
IDENTIF. & REFERENCE

96 APR 15 PM 3:55
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10015 PG 997

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
MDEED 12.00
TOTAL 216.50
CHECK 216.50

04/15/96 01 15:56 0001 0744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171577
IDENTIF. # REFERENCE

96 APR 15 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028702