BOOK 10129 PG 708

(46)

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Glenda W. Clevenger	-Same-	131-08
1136 Lipscomb Drive		81
Nashville, TN 37204		16DA38101

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ERNEST A. CLEVENGER, JR., by these presents do hereby quitclaim and convey unto my wife, GLENDA W. CLEVENGER, her successors, heirs and assigns, one-half of my right, title and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, described as follows, so that ERNEST A. CLEVENGER, JR. and GLENDA W. CLEVENGER each own the property as tenants in common and not with right of survivorship, to-wit:

Being Lot No. 2 on the Plan of Lea-Gran Estates, as of record in Book 2083, page 88, Register's Office for said County.

Beginning on the northerly margin of Lipscomb Drive at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northerly 148.7 feet; thence south 85 degrees 20 feet east 35 feet to a concrete monument; thence north 12 degrees 24 feet east 128.6 feet to a concrete monument; thence south 87 degrees 23 feet east 148.6 feet to the corner of Lots Nos. 2 and 4; thence with the line between said two lots southwardly 97.4 feet to the common corner of Lots Nos. 2, 3 and 4; thence with the line between said Lots Nos. 2 and 3, southwestwardly 237.3 feet to the northerly margin of said Lipscomb Drive; thence with the same westwardly 105 feet to the beginning; subject to restrictions filed for record in Book 2277, page 107, said Register's Office; and except recorded plan shows owner's certificate, a 75 foot setback line from Lipscomb Drive, and a 10 foot easement for public utilities along the northerly part of both side lines and across the rear line of said lot and the following No. lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Being the same property conveyed to Ernest Clevenger, Jr., and wife, Glenda W. Clevenger by deed from James O. Fuller of record in Book 6986, page 239 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2277, page 107 said Register's office.

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

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

ERNEST A. CLEVENGER, JR. hereby reserves a life estate interest during the life of ERNEST A. CLEVENGER, JR., in the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of July, 1996.

Ernest A. Clevenger Jr.
ERNEST A. CLEVENGER, JR.

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Ernest A. Clevenger Jr.
AFFIANT

Sworn to and subscribed before me this 22nd day of July, 1996.

Linda Kaye Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-98

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda Gayle Barnes, a Notary Public in and for said County and State, personally appeared **ERNEST A. CLEVENGER, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 22nd day of July, 1996.

Linda Kaye Barnes
NOTARY PUBLIC

My Commission Expires:
5-23-98

96 JUL 23 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.
02064497
IDENTIFICATION REFERENCE
3399 07/23 04:01 03CHECK 8.00