BOOK 10253 PG 503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1.00

AFFIANT

Subscribed and sworn to before me, this 11 day of November 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 24, 1999

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: 1630 Union Hill Road, Goodlettsville, TN 37072
SEND TAX BILLS TO: ELVA KEE KING and JEANETTE DAVIS, 1630 Union Hill Road, Goodlettsville, TN 37072 MAP: 17 PARCEL: 21

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JEANETTE DAVIS, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto SUE C. BEACHBOARD, her heirs [successors] and assigns, her entire right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

BEGINNING in the center of the Union Hill Road near a large beech tree in front of where Roy Talley now lives on Old Thompson Place; thence North 4 degrees East 232 feet to a maple tree with poplar pointers; thence North 89 degrees East 475 feet to a stone; thence South 4 degrees West 273 feet to the center of said road: thence with the center of said road, South 89 degrees West 475 feet to the beginning.

INCLUDED but EXCLUDED from this conveyance is a plot of ground conveyed by said Pike et ux to William Pike et u, and now occupied by them as a home, and described as follows:

SAID part so excluded lies in the southwest corner of said tract above described, and fronts 200 feet along the center line of the Union Hill Road and runs back between parallel lines in a northerly direction a distance of 93 feet on the westerly side and a distance of 105 feet on the easterly side and measures 220 feet more or less on the rear. The westerly side of said excluded tract runs along the westerly boundary of the above-described larger tract and the southerly side of same runs along the southerly boundary of above described larger tract. ALSO INCLUDED, but Excluded is a small tract of land included in conveyance of record in Book 5239, page 590, Register's Office Davidson County, Tennessee.
Being the same property conveyed to Clyde Clement by deed from Bennie J. Pike et ux, of Record in Book 5867 page 730, Register's Office for Davidson County, Tennessee. Said Clyde Clement died Testate and the will of record in Will Book 194, page 541, Rule No. 94-P-1754, gives Executrix the power to sell said property.

THIS PROPERTY IS CONVEYED "AS IS" AND SUBJECT TO ALL

EASEMENTS APPARENT AND OF RECORD and ANY PREMISES INCLUDED IN ROADS OR STREETS.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ELVA KEE KING and JEANETTE DAVIS, their heirs and assigns, forever

And I, CLARA SUZANNE C. HUDSON, EXECUTRIX, do covenant with the said ELVA KEE KING and JEANETTE DAVIS that I am lawfully a seized and possessed of said land in fee simple; have a good right to convey it, and the same is encumbered unless otherwise stated in this Deed.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said ELVA KEE KING and JEANETTE DAVIS their heirs and assigns against the lawful claims of all persons whomsoever, as recorded in Book 9663 page 548.

This is improved property known as 1630 Union Hill Road, Goodlettsville, TN 37072.

This is the same description as in previous deed of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 11th day of Nov., 1996.

Jeanette Davis

**JEANETTE DAVIS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeanette Davis, a Notary Public, in and for said County and State, **JEANETTE DAVIS** the within named bargainors, 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 at office this the 11 day of November, 1996.

Regina R. Birdwell

**NOTARY PUBLIC**
**MY COMMISSION EXPIRES:** July 24, 1999

**IN WITNESS WHEREOF,** I Regina R. Birdwell, a Notary Public, have hereunto set my hand and seal this the 11 day of November, 1996.

0246314
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 3:51
PAUL A. HUDSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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