23,4 31
GGG

BOOK 10285 PG 578

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John O'Neal Clayton 106 Clarendon Avenue Nashville, TN 37205	Map 116-06 Parcel 5	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (GGG) 414 Union Street, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Rebecca M. Clayton (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to John O'Neal Clayton (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 106 Clarendon Avenue, Nashville, Tennessee 37205.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9 day of December, 1996.

Rebecca M. Clayton
REBECCA M. CLAYTON

02542287
IDENTIF. & REFERENCE

96 DEC -9 PM 3:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Gail G. Greenfield
Affiant

Subscribed and sworn to before me this 9th day of December, 1996.

Mary M. Brown
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

382985.01

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gail G. Greenfield, Notary Public, Rebecca M. Clayton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 1996.

Gail G. Greenfield
Notary Public

My Commission Expires: 5/28/2000

EXHIBIT A

BEING part of Lot No. 14 on the Plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swan, Jr., Surveyor, dated September 25, 1965, as follows:

BEGINNING at a point in the southeasterly margin of Harding Road, at the common corner of Lots 14 and 15; thence with the line between said Lots, southeasterly 576.5 feet to a point in the northwesterly line of Lot No. 6; thence with the line between Lots 6 and 14, southwesterly 34.6 feet to a corner of Lot No. 13; thence with the line between Lots 13 and 14, southwesterly 242.2 feet to a point in the northeasterly margin of Clarendon Avenue; thence with the margin of the same, northerly 54 feet to a point; being the southeast corner of the property conveyed to W.E. Ward III and wife, by deed in Book 3614, page 138; thence along Ward's line as follows: northeasterly 126.1 feet to a point; thence deflecting to the left 44 degrees, 10 minutes, 56.6 feet to a point; thence deflecting to the left, 44 degrees, 10 minutes, 182 feet to a point; thence deflecting to the left, 22 degrees, 30 minutes, 107.6 feet to a point; thence deflecting to the right, 13 degrees, 50 minutes, 177.5 feet to a point in the southeasterly margin of Harding Road; thence with the margin of the same, northeasterly 171.05 feet to the point of beginning.

BEING the same property conveyed to Rebecca M. Clayton, by deed dated November 2, 1965, from Mary Thomas Wilson Herndon, of record in Book 3954, page 521, Register's Office for Davidson County, Tennessee.

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