0295320

IDENTIF. & REFERENCE

97 APR 17 AM 10:28

DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (jb) Title No: 38605
Dav. Co. File: Box 8

BOOK 10419 PG 896

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Floyd Clemons 7518 Old Harding Pike Nashville, Tennessee 37221	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 142-14-B-008

0481 04/17 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna C. Clemons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **David Floyd Clemons,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of River Plantation, Phase 1, Section VIII of record in Plat Book 6900, Pages 475 and 476, Register's Office for said County.

SAID Lot No. 8 fronts 78.56 feet on the broken southwesterly margin of Old Harding Pike and extends back 150.76 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 88.98 feet thereon. Included in the above description, but expressly excluded there from is that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from David F. Clemons and wife, Anna C. Clemons of record in Book 9338, Page 14, said Register's Office, described as follows:

SAID Right-of Way Acquisition is part of David F. Clemons, et ux property as recorded in Deed Book 7775, Page 875 and more particularly described as follows:

BEGINNING at a point on the existing westerly margin of Old Harding Pike at Station 104 + 22.32 a distance of 30.00 feet left of the Survey Centerline as shown on Project No. 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; Thence leaving said point along the westerly margin of Old Harding Road, North 20°42'03" East a distance of 22.77 feet to a point; thence continuing North 22°12'46" East a distance of 47.08 feet to a point; thence continuing along a curve to the right, said curve having a Delta 09°26'33", a Radius of 25.00 feet, an Arc Length of 4.12 feet to a point on the existing westerly margin of Old Harding Road, in the southwestern corner of the intersection of Sawyer Brown Road/Old Harding Road; thence North 63°36'19" West a distance of 12.89 feet; thence continuing along a curve to the right, said curve having a Delta 00°05'20", a Radius of 25.00 feet, an Arc Length of 3.89 feet to a point; thence continuing along a curve to the left, said curve having a Delta 02°43'30", a Radius of 773.74 feet, an Arc Length of 36.80 feet to a point; thence continuing South 20°46'57" West a distance of 34.56 feet to the Point of Beginning and containing an arc of 955.17+Square Feet or approximately 0.022+Acres.

BEING the same property conveyed to David F. Clemons and wife, Anna C. Clemons by deed from Haury and Smith Contractors, Inc. of record in Book 7775, Page 875, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7389, Page 924, Book 7389, Page 941, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is ( )improved property, known as: 7518 Old Harding Pike, Nashville, Tennessee 37221

WITNESS THE EXECUTION HEREOF on April 11, 1997.

Anna C. Clemons

State of Tennessee
County of Davidson

On April 11, 1997, before me the undersigned authority, personally appeared Anna C. Clemons, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/23/1998

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 19

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(13)(E).

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 19

Affiant

Sworn and subscribed before me on April 11, 1997.

Notary Public

My Commission Expires: 5/23/1998