THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY
Attorney-at-Law
704 South Broadway, P. O. Box 442
Portland, Tennessee 37148
(615) 325-4345; 824-1218

063100003
WHEN RECORDED REFERENCE
99SEP-1 AM 9:06
JILL GAMMELL REGISTER
DAVIDSON COUNTY, TN.

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Robert D. Niven
7802 Bethel Road
Goodlettsville, Tennessee 37072

MAP: 02
PARCEL: 011

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PATRICIA NIVEN**, have this day bargained and sold and by these presents do hereby transfer, convey and quitclaim unto **ROBERT D. NIVEN**, his heirs and assigns, forever, all my right, title, interest and claim in and to the following property:

> Two tracts of land in the 14th Civil District of Davidson County, Tennessee, and further described as follows:
>
> TRACT NO. 1: BEING Lot No. 1 on the unrecorded plan of a portion of the land owned by John M. Ray and wife, Clara H. Ray, described as follows: Beginning at a point about north 36 1/2° east from a well at Ray's Recreation center 825 feet from said well; thence north 47 1/2° west 59 feet to a point marked by a steel stake; thence north 45 1/2° east 50.2 feet to an iron pin; thence south 47 1/2° east 53 feet to an iron pin; thence south 39° west 50 feet to an iron pin, the point of beginning.
>
> TRACT NO. 2: BEGINNING at the southwest corner of the property conveyed to Harry Crutchfield and wife, by deed of record in Book 1349, Page 416, Register's Office for said County; thence south 39° west 10 feet to a point; thence north 47 1/2° west 60 feet to a point; this line running parallel with the western boundary line of said Crutchfield lot; thence north 45 1/2° east 10 feet to the northwest corner of said Crutchfield lot; thence with Crutchfield's westerly line south 59 feet to the point of beginning.
>
> BEING the same property conveyed to Robert D. Niven and wife, Patricia Niven, by deed of record in Book 8439, Page 441, Register's Office, Davidson County, Tennessee.
>
> THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

$356.00 09/01 0101 03CHECK 10.00

IN TESTIMONY WHEREOF, I hereunto set my hand on this 27 day of August, 1999.

Patricia Niven
PATRICIA NIVEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **PATRICIA NIVEN**, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 27th day of August, 1999.

Mary Ralph Bradley
NOTARY PUBLIC

My Commission Expires: 5/08/02

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Patricia Niven
AFFIANT

Subscribed and sworn to before me this 27th day of August, 1999.

Mary Ralph Bradley
NOTARY PUBLIC

My Commission Expires: 5/08/02.

NOTARY PUBLIC AT LARGE