Davidson County DEEDQC
Recvd: 12/04/00 11:04 2pgs
Fees:10.00 Taxes:0.00
20001204-0118608

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Clyde J. Hudgens
Affiant

Subscribed and sworn to before me this 4 day of AUGUST, 1995.

Notary Public

My Commission expires: 12/29/98

This instrument was prepared by:
John A. Beam, III, Esquire
2000 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219-2425

Address New Owner as Follows:

The Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust
ADDRESS: 924 GRANADA AVENUE
NASHVILLE, TN 37206

Send Tax Bills to:

Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust
924 GRANADA AVENUE
NASHVILLE, TN 37206

Map, Parcel Numbers:

83-1-439

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Clyde J. Hudgens and wife, Lottie R. Hudgens, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto THE CLYDE J. HUDGENS AND LOTTIE R. HUDGENS REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, Page 40, said Register's Office, and described as follows:

BEGINNING at a point on the northerly margin of Manila Avenue being the southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence N 03 degrees 50' E 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence S 87 degrees 18' E 47 feet to a point; thence N 03 degrees 50' E 10.00 feet to a point; thence S 87 degrees 18' 16" E 120.00 feet to a point; thence S 03 degrees 50' 51" W and N 88 degrees 28' 40" W a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

BEING the same property conveyed to Clyde J. Hudgens and wife, Lottie R. Hudgens by deed from James U. Locke, Jr., and wife Sally A. Locke, of record in Book 6345, page 301, said Register's Office and re-recorded in Book 6362, page 567, said Register's Office.

BEING the easterly 60 feet of Lots No. 21 and 22 and the easterly 60 feet of the northerly 10 feet of Lot No. 23 on the James Burns Subdivision, as of record in Book 421, page 40, Register's Office for said County.

SAID parts of said lots front 60 feet on the southerly side of Grananda Avenue and run back between parallel lines, along the westerly margin of Manila Street, 110 feet to a dead line.

BEING the same property conveyed to Leland D. Hannagan and wife, Jean W. Hannagan by deed from Harley Hulick and wife, et al, of record in Book 1732, pagbe 61, said Register's Office.

BEING the same property conveyed to Clyde J. Hudgens and wife, Lottie R. Hudgens from Leland D. Hannagan and wife, of record in Deed Book 421, Page 40, Registers Office for Davidson County, Tennessee.

THIS ___unimproved/ ✓improved (check one) property knows as: 924 GRANADA AVENUE, NASHVILLE, TN 37206.

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 11 day of AUGUST, 1995.

Clyde J. Hudgens
Clyde J. Hudgens

Lottie R. Hudgens
Lottie R. Hudgens

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clyde J. Hudgens and wife, Lottie R. Hudgens with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at ~~NASHVILLE~~, Tennessee, this 11 day of ~~August~~ 1995.

David M. Owen
Notary Public

DAVID M. OWEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: 12/29/98

QUIT CLAIM DEED
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