Davidson County DEEDQC
Recvd: 04/23/04 14:57 3pgs
Fees:17.00 Taxes:0.00

20040423-0046601

PICK-UP

Map & Parcel 014-00-0-111.00

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 22 day of APRIL, 2004,
by first party, Grantor, LYNNE G. MCCLELLAND
whose post office address is 7159 HARPER DRIVE, JOELTON TN 37080
to second party, Grantee, TALMAGE MCCLELLAND
whose post office address is 7159 HARPER DRIVE JOELTON, TN 37080

New Owner/ Tax Bills

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE to wit:

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Rev. 10/02
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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

TERESA L. GREEN
Print name of Witness

Signature of Witness

Cynthia A. Hallman
Print name of Witness

Signature of First Party

Lynne G. McClelland
Print name of First Party

Signature of First Party

Print name of First Party

State of TENNESSEE
County of DAVIDSON } ss.
On APRIL 22, 2004 before me, SEAN L. PONDER,
appeared LYNNE G. MCCLELLAND
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary My Commission Expires SEPT. 25, 2004

Affiant ✓ Known _____ Produced ID
Type of ID _____
(Seal)

State of
County of } ss.
On before me,
appeared ,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID
Type of ID _____
(Seal)

Lynne McClelland
Signature of Preparer

Lynne McClelland
Print Name of Preparer

217 Curtis Crossroads Hendersonville
Address of Preparer Tn. 37075

8241

BOX 56

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BOOK 8241 PAGE 27

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talmage P. McClelland, Jr. (NAME)	New Owner (NAME)	Map 14
7159 Harper Road (STREET ADDRESS OR ROUTE NUMBER)	7159 Harper Road (STREET ADDRESS)	Parcel 111
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Talmage P. McClelland, Jr., and wife, Lynne G. McClelland

We, Talmage P. McClelland, Jr.

by these presents do hereby quitclaim and convey unto their interest K. Thomas Sidwell

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by William Collier Parrish, Engineers, October 1, 1965, as follows:

BEGINNING at a stake in the westerly margin of Harper Road, said stake being 1275 feet, more or less, from the north boundary or right of way of Clarksville Pike (U.S. Highway 41-A); thence North 84 deg. 00' West 727.5 feet to a stake; thence North 16 deg. 30' West 121.2 feet to a stake; thence South 84 deg. 00' East 772.8 feet to stake in the westerly margin of Harper Road; thence with the westerly margin of Harper Road, 118 feet to the point of beginning, containing 2.03 acres, more or less.

Being the same property conveyed to Talmage P. McClelland, Jr., and wife, Carolyn C. McClelland by deed from Mason Tedder and wife, Rauline Tedder of record in Book 4305, page 266, Register's Office for Davidson County, Tennessee. AND BEING FURTHER CONVEYED BY QUITCLAIM DEED to Talmage P. McClelland, Jr., from Carolyn C. McClelland of record in Book 8241, page 24, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 16th day of November, 1990

Notary Public

My commission expires: 1-11-92 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 7159 Harper Road (House Number) (Street) Joelton (P. O. Address: City or Town) 37080 (Postal Zone)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said K. Thomas Sidwell *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* their interest Talmage P. McClelland, Jr., and wife, Lynne G. McClelland

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 16th *day of* November, *19* 90.

THIS INSTRUMENT WAS PREPARED BY:

SETTLES, COMBOS, ET AL
Suite 1465
14th Floor, First American Center
Nashville, Tennessee 37238-1465

Talmage P. McClelland, Jr.

K. Thomas Sidwell *Trustee.*

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