Davidson County DEEDQC
Recvd: 07/08/04 09:06 2pgs
Fees:12.00 Taxes:0.00
20040708-0081060

This instrument prepared from information provided by the parties, and with no verification thereof, to this instrument by:
DAVID M. AMONETTE, Attorney
100 Main Street - Ste. 101
Portland, Tennessee 37148

ADDRESS NEW OWNER:
Roscoe M Clinard & Jean E. Clinard
c/o Susan Hunter-Lee
221 Garden Brook Drive
Madison, Alabama 35758

SEND TAX BILLS:
Same

Map 58 Parcel 69

QUITCLAIM DEED

THIS INDENTURE made this 2nd day of July, 2004, between **Roscoe M. Clinard,** party of the first part, and **ROSCOE M. CLINARD, JEAN E. CLINARD** and **SUSAN HUNTER-LEE,** as Tenants In Common, parties of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged has bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto **ROSCOE M. CLINARD, JEAN E. CLINARD** and **SUSAN HUNTER-LEE,** as Tenants In Common their heirs and assigns, his interest in the following described property, to wit:

> LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 3 of the map of the J.W. Drake Lands, as of record in Book 974, Page 34, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 9, 1947 as follows:
>
> BEGINNING in the center of Drakes Branch Road at the corner of Lots Nos. 2 and 3; thence with the center of said Road, north 15 degrees 17 minutes west 258.5 feet; thence north 42 degrees 39 minutes west 128 feet to the southeast corner of the property conveyed to Pauline W. Bryant by deed from Robert H. Cherry and wife, of record in Book 1488, Page 281, said Register's Office, thence with a fence and Bryant's southerly line, south 79 degrees 49 minutes west 219.3 feet to Bryant's easterly line; thence with said line and a fence, south 1 degree 53 minutes west 287 feet to the line between Lots Nos. 2 and 3; thence with the line between said two lots and a fence, south 87 degrees 19 minutes east 380.6 feet to the beginning, containing 2.3 acres, more or less. The legal description herein is that same as that contained in previous deed of record in Book 4132, Page 905, Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to Roscoe M. Clinard by Deed from Jean E. Clinard recorded in Book 8410, Page 359, Register's Office, Davidson County, Tennessee.

This transfer is by Quitclaim and we make no warranties about the title.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on the day and year first above written.

By: Roscoe M. Clinard
ROSCOE M. CLINARD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **ROSCOE M. CLINARD**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument and was authorized to do so for the purposes therein contained.

Sworn to and subscribed before me, this the 2 day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 2-8-2007

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $0.00.

Susan Hunter-Lee
AFFIANT

Subscribed and sworn to before me this the 2 day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 2-8-2007