Davidson County DEEDQC
Recvd: 03/10/06 14:14 2 pgs
Fees:12.00 Taxes:0.00
20060310-0028211

THIS INSTRUMENT PREPARED BY:
JON A. WELLS, ATTORNEY AT LAW
206 COURT SQ.
LAFAYETTE, TENNESSEE 37083

Mail Tax Bills to New Owner:
Trixie R. Pardue
641 Rogues Fork Road
Bethpage, TN 37022

Map 053-08, Parcel 100.00 p/o

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Michael W. Perry, Trustee for the Billy Clemons Revocable Living Trust,** and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by **Trixie R. Pardue,** the receipt of which is hereby acknowledged, does hereby demise, release, and forever quitclaim unto **Trixie R. Pardue,** her heirs and assigns, all the **Billy Clemons Revocable Living Trust's,** rights, title, interest, and estate, legal and equitable, in the following premises, to wit:

Land in Davidson County, Tennessee, being Lot No 1 of Block 9 on the Map of Dabbs and Elliott's Subdivision No. 1 at Old Hickory, of record in Book 547, page 97, Register's Office Davidson County, Tennessee.

Said lot No. 1 fronts 50 feet on the southerly side of 26th Street and runs back between parallel lines, along the westerly margin of Dabbs Avenue, 144 feet to an alley.

Description taken from previous deed.

Being the same property conveyed to Billy Clemons, Trustee of Revocable Living Trust by deed from Billy Clemons, unmarried, dated February 5, 1999, and recorded in Book 11329, page 751, ID Ref. 0547826, Register's Office of Davidson County, TN.

Billy Clemons died on December 2, 2005. Michael W. Perry now has authority to execute this instrument as Trustee under the terms of the Billy Clemons Revokable Living Trust Agreement.

Possession with deed.

2006 taxes to be paid by the grantee.

The preparers of this instrument make no warranties as to title, ownership, description or any other representations relative to the property described herein.

Witness my hand, this the 13th day of February, 2006.

Billy Clemons Revocable Living Trust

Michael W. Perry Trustee
by: Michael W. Perry, Trustee

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said County and State, personally appeared Michael W. Perry, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of The Billy Clemons Revocable living Trust, the within named bargainor(s), and that such Trustee, executed the foregoing instrument for the purpose therein contained, and is authorized by The Billy Clemons Revocable Living Trust, to execute this instrument on its behalf.

Witness my hand and official seal, at Lafayette, Tennessee, this the 13th day of February, 2006.

Lori Ann Herald
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-11-2008

LORI ANN HERALD
NOTARY PUBLIC AT LARGE
MACON CO. TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

T.C.A. 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. 67-4-409(a)(5) provides that no oath of value shall be required in any transaction that is exempt from tax. This deed is used to evidence distribution of the property to a beneficiary.

Melissa Goforth
Affiant

Sworn to and subscribed before me this 8th day of March, 2006.

Sandra Garrett
Notary Public

My Commission Expires: 9-7-08

SANDRA S. GARRETT
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.