Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20070116-0006460

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me on this 1st day of November 2006.

Notary Public

MY COMMISSION EXPIRES: 1-1-2010

PATRICIA B. HOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This Instrument Was Prepared By:
WILLIAM G. WEAVER, III, ESQ.
PO BOX 280241
NASHVILLE, TENNESSEE 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Sam Clinard	Willie Sam Clinard	
(NAME)	(NAME)	
4747 Drakes Branch Road	4747 Drakes Branch Road	Map 58 Parcel 69
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JEAN E. CLINARD, a widow, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto WILLIE SAM CLINARD, a single man, hereinafter called the Grantee, his successors and assigns, her right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located 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 Instrument

No. 20040708-0081060, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Roscoe M. Clinard, Jean E. Clinard, and Susan Hunter-Lee, as Tenants In Common, by Quitclaim Deed executed on July 2, 2004, and filed for record on July 8, 2004, Register Office for Davidson County, Tennessee. The said Roscoe M. Clinard is now deceased and his rights and interests in said property have been transferred to Jean E. Clinard. INSTRUMENT # 20040708-0081060

This is improved property known as **4747 Drakes Branch Road, Nashville, Tennessee 37218**.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF the Grantor hereby affixes her signature on this the 7th day of November, 2006.

Jean E. Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **Patricia B. Hof**, a Notary Public of Sumner County in the State of Tennessee, do hereby certify that Jean E. Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of November, 2006.

Patricia B. Hof
Notary Public

My Commission Expires: 9/1/2010

PATRICIA B. HOF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY