Davidson County DEEDQC
Recvd: 01/22/07 15:11 2 pgs
Fees:12.00 Taxes:0.00
20070122-0008885

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

STATE OF CALIFORNIA
COUNTY OF Los Angeles, CA.

The actual consideration for this transfer is $-0-

Elijah D. Nacionales
Affiant

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
2151 Michelson Drive
Suite 220
Irvine, CA 92612

Subscribed and sworn to before me this 15 day of Sept, 06.

My Commission Expires:

LEONARD R. DEMCHAK
COMM # 1475507
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires March 8, 2008

Address New Owner as Follows:
THE ELIJAH AND JOY D.
NACIONALES TRUST
304-N. MALGREN AVE.
SAN PEDRO, CA 90732

Send Tax Bill to:
ELIJAH D. NACIONALES and JOY D.
NACIONALES
Trustee(s) of
THE ELIJAH AND JOY D.
NACIONALES TRUST
304-N. MALGREN AVE.
SAN PEDRO, CA 90732

Map Parcel Number:
MAP 163 PARCEL 095.03

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JOY D. NACIONALES, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto ELIJAH D. NACIONALES and JOY D. NACIONALES Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of ELIJAH D. NACIONALES and JOY D. NACIONALES, under the terms of THE ELIJAH AND JOY D. NACIONALES TRUST Dated 9-15-06, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON, Tennessee**, described as follows:
TRACT I: BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, SEPTEMBER 28, 1964 AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY MARGIN OF RURAL HILL ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RICHARD L. LASATER, JR. AND WIFE, BY DEED FROM EDWARD P. McLENDON AND WIFE, OF RECORD IN BOOK 3647, PAGE 413, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID LASATER'S NORTHERN BOUNDARY LINE SOUTH 65 DEGREES 15 MINUTES EAST AND PASSING HIS NORTHEAST CORNER AT 300 FEET, IN ALL 870 FEET; THENCE NORTH 31 DEGREES EAST 150 FEET; THENCE NORTH 65 DEGREES 15 MINUTES WEST 870 FEET TO THE EASTERLY MARGIN OF SAID ROAD; THENCE WITH SAME AROUND A CURVE HAVING A RADIUS OF 632.44 FEET IN A SOUTHWESTERLY DIRECTION 152.6 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS, (DESCRIPTION FROM PRIOR DEED) TRACT II: LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, DATED NOVEMBER 17, 1964, REVISED OCTOBER 15, 1965, SEPTEMBER 28, 1964, AND JULY 23, 1964, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO MARTIN B. CLARK, JR. AND WIFE, JOAN K. CLARK, BY DEED FROM BRENTWOOD ESTATES, INC., OF RECORD IN BOOK 3818, PAGE 210, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AT A POINT 300 FEET EASTERLY FROM THE EASTERLY MARGIN OF RURAL HILL ROAD; THENCE SOUTH 4 DEGREES 00 MINUTES WEST, 100 FEET TO A POINT; THENCE SOUTH 65 DEGREES 15 MINUTES EAST, 527 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES EAST, 100 FEET TO A POINT; THENCE NORTH 65 DEGREES 15 MINUTES WEST, 570 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3 ACRES MORE OR LESS. (DESCRIPTION FROM PRIOR DEED) INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED FROM MARTIN B. CLARK, JR., UNMARRIED, OF RECORD IN BOOK 9287, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: RIGHT-OF-WAY TAKE

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BEGINNING AT A POINT, SAID POINT BEING ON THE EXISTING EASTERN RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-172; THENCE ALONG SAID PROPERTY LINE S 60 28' 09" E FOR 34.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 688.70 FEET FOR 153.71 FEET TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-95.01; THENCE ALONG SAID PROPERTY LINE N 60 28' 09" W FOR 48.87 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF RURAL HILL ROAD; THENCE SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT OF RADIUS OF 465.35 FEET FOR 155.49 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 6581.31 SQUARE FEET MORE OR LESS. TEMPORARY CONSTRUCTION EASEMENT A TRACT OF LAND BEGINNING AT THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-95.01 20 FEET IN WIDTH FOR 45 FEET; THENCE 87 FEET IN WIDTH FOR 60 FEET; THENCE 15 FEET IN WIDTH FOR 43 FEET ALL OF WHICH IS ADJACENT TO THE PROPOSED RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND CONTAINING THEREIN AN AREA OF 4400 SQUARE FEET MORE OR LESS.

BEING the same land conveyed to JOY D. NACIONALES from CANDACE ROBIN CLARK by Deed of record in Deed Book 10609 Pages 841-843 in the Register's Office for DAVIDSON County, Tennessee.

This improved property is known as: 1402 Rural Hill Road, Antioch, TN 37013

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 15 day of September, 2006

ELIJAH D. NACIONALES

JOY D. NACIONALES

STATE OF CALIFORNIA

COUNTY OF Los Angeles, CA.

Personally appeared before me, the undersigned, a Notary Public in and said county and state, ELIJAH D. NACIONALES and JOY D. NACIONALES with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Long Beach, CA CAlifornia, this 15 day of Sept, 2006.

Notary Public

My Commission expires: X

LEONARD R. DEMCHAK
COMM # 1475507
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires March 8, 2008

This deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.