Davidson County DEEDQC
Recvd: 01/13/09 10:04 3 pgs
Fees:17.00 Taxes:0.00
20090113-0003096

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roy F. Clendenin, et ux 870 Dry Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 18-12 Parcels 81, 84, 67

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between CLENDENIN-WILSON PROPERTIES, a Tennessee general partnership composed of Roy Farrar Clendenin and William R. Wilson, General Partners, ROY F. CLENDENIN and wife, FAYE CLENDENIN, a one-half (½) undivided interest, and WILLIAM R. WILSON and wife, NORA KATHLEEN WILSON, a one-half (½) undivided interest, hereinafter referred to as the "GRANTORS", and ROY F. CLENDENIN and wife, FAYE CLENDENIN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CLENDENIN-WILSON PROPERTIES, a Tennessee general partnership composed of Roy Farrar Clendenin and William R. Wilson, General Partners, ROY F. CLENDENIN and wife, FAYE CLENDENIN, a one-half (½) undivided interest, and WILLIAM R. WILSON and wife, NORA KATHLEEN WILSON, a one-half (½) undivided interest, the GRANTORS, have this day bargained, sold and quitclaimed unto ROY F. CLENDENIN and wife, FAYE CLENDENIN, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

PARCEL 1: BEING Lot No. 5 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy F. Clendenin and wife, Faye Clendenin, a one-half (½) undivided interest, and William R. Wilson and wife, Nora Kathleen Wilson, a one-half (½) undivided interest, by deed from Rick W. Sutton and wife, S. Joyce Sutton, of record in Instrument No. 20005310054161,Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Dickerson Pike, Goodlettsville, TN 37072.

PARCEL 2: BEING Lot No. 8 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy F. Clendenin and wife, Faye Clendenin, a one-half (½) undivided interest, and William R. Wilson and wife, Nora Kathleen Wilson, a one-half (½) undivided interest, by deed from Rick W. Sutton and wife, S. Joyce Sutton, of record in Instrument No. 20005310054162,Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 653 N. Dickerson Pike, Goodlettsville, TN 37072.

PARCEL 3: A tract of land in the old Tenth Civil District of Davidson County, Tennessee, being Lot 2 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, and Amended Final Plan of record in Book 6900, page 745, said Register's Office, more particularly described as follows:

BEGINNING at an iron pin set on the east right of way line of Dickerson Pike southwardly, along the right of way line, 729.29 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence, northwardly with the east right of way line of Dickerson Pike and a curve to the right having a radius of 2045.00 feet, a distance of 100.00 feet to an iron pin set; said curve has a chord bearing and distance of N 13 deg. 58 min. 55 sec. W 99.99 feet; thence, with a line severing the property of H. B. Jackson and Rubye Jackson, as recorded in Deed Book 1320, page 400 and Deed Book 2273, page 595, said Register's Office, N 75 deg. 54 min. 57 sec. E 260.18 feet to an iron pin set; thence, S 7 deg. 08 min. 06 sec. E, 90.00 feet to an iron pin set; thence, S 73 deg. 28 min. 16 sec. W 249.70 feet to the point of beginning and containing 24,134 square feet or 0.554 acre, more or less.

Being the same property conveyed to Clendenin-Wilson Properties, a Tennessee general partnership composed of Roy Farrar Clendenin and William R. Wilson, General Partners, by deed from Christopher Bogart Dooley and wife, Marcia E. Dooley, of record in Instrument No. 20011023-0115691, Register's Office for Davidson County, Tennessee.

The property is unimproved property located on Dickerson Pike, Goodlettsville, Tennessee 37072.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 9 day of January, 2009.

CLENDENIN-WILSON PROPERTIES
A Tennessee General Partnership

BY: _____
ROY FARRAR CLENDENIN
General Partner

BY: _____
WILLIAM R. WILSON
General Partner

_____
ROY F. CLENDENIN

_____
FAYE CLENDENIN

_____
WILLIAM R. WILSON

_____
NORA KATHLEEN WILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. WILSON and NORA KATHLEEN WILSON, and ROY F. CLENDENIN and wife, FAYE CLENDENIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9th day of January, 2009.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

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NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROY FARRAR CLENDENIN and WILLIAM R. WILSON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of CLENDENIN-WILSON PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal this the 9th day of January, 2009.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

_____
AFFIANT

Sworn to and subscribed before me this the 9th day of January, 2009.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

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NOTARY PUBLIC