Davidson County DEEDQC
Recvd: 01/13/09 13:46 3 pgs
Fees:17.00 Taxes:0.00
20090113-0003333

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Charles Randall Mungovan, Jr., Trustee, Charles Randall Mungovan, Jr. Revocable Living Trust Agreement 399 Page Drive Mt. Juliet, TN 37122	Same	155 00 0 291.00
Rene Mungovan, Trustee, Rene Mungovan Revocable Living Trust Agreement 399 Page Drive Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles Randall Mungovan, Jr.** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Charles Randall Mungovan, Jr., Trustee, Charles Randall Mungovan, Jr. Revocable Living Trust Agreement dated October 17, 2008,** a fifty percent (50%) interest as Tenant-in-Common, and **Rene Mungovan, Trustee, Rene Mungovan Revocable Living Trust Agreement dated October 17, 2008,** a fifty percent (50%) interest as Tenant-in-Common ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See EXHIBIT A attached hereto incorporated herein by reference

(Description from prior deed of record).

Being the same property conveyed to Charles Randall Mungovan, Jr., by Executrix's Deed from Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr., dated June 2, 2005, of record in Instrument No. 20050809-0094322, Register's Office, Davidson County, Tennessee.

This is unimproved property known as McCrory Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 29 day of December, 2008.

Charles Randall Mungovan, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29th day of Dec., 2008.

Notary Public

My Commission Expires: 6-21-2009

GERALD E. IRWIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Charles Randall Mungovan, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of Dec., 2008.

Notary Public

My Commission Expires:
6-21-2009

GERALD E. IRWIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A

Being a tract of land as shown on property Map 155, Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee, bounded in General by McCrory Lane on the East; Charles R. Mungovan, Sr. remainder on the South and West; Charles R. Mungovan, Sr. Estate Tract 1 on the North, more particularly described as follows:

Beginning at an iron pin set on the West side of McCrory Lane (30' from the center), located N07 degree 35' 48" E 232.17' from an iron pin, the Northeast corner of the State of Tenneessee (Nathez Trace Parkway) (Ref. Deed book 9310 Page 498 R.O.D.C.), thence leaving McCrory Lane and with 2 new lines N70 degree 52'53"W 843.04' to an iron pin set; thence N20 degree 42'27"W 191.34' to an iron pin set, the Southwest corner of Charles R. Mungovan, Sr. Estate Tract 1; thence with the South Line of said Tract 1, S70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane with a curve to the right having the following characteristics:
Delta=00 degree 57' 54"; Radius=925.00'; Arc=15.58"; Tangent=7.79'; Chord=S07 degree 06'51"W 15.58' to an iron pin set; thence S07 degree 35'48"W 134.42' to the point of beginning containing 3.00 acres, more or less and being a portion of the Charles R. Mungovan, Sr. property as recorded in instrument #19991207 Page 300724 (Grantor Mary E. Smith). Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

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