QUITCLAIM DEED

This Instrument Prepared by:
(Based upon information provided by Grantor)
Manson, Johnson, Stewart & Associates
1223 5th Avenue North
Nashville TN 37208

Davidson County DEEDQC
Recvd: 04/05/10 12:54 4 pgs
Fees:22.00 Taxes:0.00
20100405-0025071

THIS INSTRUMENT WAS PREPARED BY:
Manson, Johnson, Stewart & Associates 1223, 5th Avenue North, Nashville TN 37208

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Fredrick D. Clemmons 4212 Hermitage Road Old Hickory, TN 37138	Same	075.000.009.00

THIS INDENTURE, Made the 13th day of January, 2010, between **Fredrick E. Clemmons, and Eunice N. Clemmons, Co-Trustees of the Clemmons Family Trust, dated September 24, 2001,** as party or parties of the first part, hereinafter called Grantor, and **Fredrick D. Clemmons, hereinafter** called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, described as follows.

LAND in the 4th Civil District of Davidson County, Tennessee, near Confederate Soldiers Home, in the division of Lots "A" and "B" of Lot No. 1 of Peterson Heirs, as of record in Book, 843, Page 49, see also Book. 161, Page 62, Register's Office for Davidson County, Tennessee, described according to a survey thereof made September 11, 1950, by Geor. W. Watkins, Surveyor, as follows:

BEGINNING at a railroad spike in the center of Hermitage Road, formerly Ben Jone Road, (leading from Lebanon Pike to the Soldiers Home), said point being 132,6 feet southerly from the southeast corner of the land conveyed to Lee Roy Horsley and wife by deed from Samuel A. Franklin and wife, dated November 10, 1955, filed same date, and recorded in Book 2484 Page 79, R.O.D.C. , Tenn., thence parallel with and 132.6 feet south of said Horsley's southerly line, North 87 degrees 15' west, passing easterly margin of N.C. & St.L. Ry. right-of-way at all iron pin 429.7 feet, in all 553.1 feet to an iron pin; thence southerly 132.6 feet to an iron pin; thence easterly, crossing said right-of-way 553.1 feet to railroad spike in center of said Hermitage Road; thence northerly with center of said Road 132.6 feet to the point of beginning. (This tract is immediately south of the tract conveyed to Alexine Peterson Tolston, widow.)

INCLUDED IN, BUT EXPRESSLY EXCLUDED THERFROM is tract of land in the 4th Civil District of Davidson County, Tennessee, in the division of Lots A and B of Lot No. 1 of the Peterson Heirs, as of record In Book 843, Page 49, Register's Office for said County, described according to a survey made by E. Davis, dated October 21, 1967, as follows:

Beginning at a monument at the southeast corner of Lot No. 5 on the Plan of part of Tract II of the Matt Donelson Lands, as of record in Book 3106, Page 3, Register's Office for said county; thence easterly with the southerly line of Lot No. 5, if extended, 9.7 feet to an iron pin in the westerly right-of-way of the Tennessee Central Railroad, thence with the same, south 16° 44' east 100 feet to an iron pin; thence westerly 31.8 feet to an iron pin in the easterly boundary of parcel "A" Reserved in the subdivision above referred to, as of record in Book 3106, Page 3, said Register's Office; thence with the same, north 0° 39' east 105 feet to the point beginning being property vested in William Clifford Peterson and wife Edwean Peterson, by Deed from Jessie May Peterson Holmes and husband, et al, as of record in Book 3000, Page 111, said Register's Office and as one of the heirs at law of Moses Peterson, deceased.

Being the same property conveyed to the grantor herein, by deed dated October 15, 1991, in Book 8472 Page 200, Register's Office for Davidson County, Tennessee. Further being that same property conveyed to The Clemmons Family Trust by Fredrick E. Clemmons, and Eunice N. Clemmons, Co-Trustees of the Clemmons Family Trust, being of record in Instrument No. 20010925-0103373, Registers' Office for Davidson County Tennessee. This is improved property commonly known as 4218 Hermitage Road, Old Hickory TN 37138.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor(s).

Fredrick E. Clemmons

Fredrick E. Clemmons, Co-Trustee

Eunice N. Clemmons

Eunice N. Clemmons, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires:

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fredrick E. Clemmons and Eunice N. Clemmons Co-Trustees of The Clemmons Family Trust, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/ they executed the within instrument in said capacity for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2010. .

My commission expires:

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Andre Johnson**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Andre Johnson

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAR. 4, 2013