QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/05/10 13:02 4 pgs
Fees:22.00 Taxes:0.00
20100405-0025077

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

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.
Brian M. Clemmons **4212 Hermitage Road** **Old Hickory TN 37138**	**Same**	**075.000 011.00**

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 **Brian M. 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 the 4th Civil District of Davidson County, Tennessee, near Confederate Soldiers Home, in the division of Lots "A" and "B" of Lot No. I of Peterson Heirs, as of record in Book 843, Page 49, see also Book 161, page 62, R.O.D.C. Tennessee, described according to survey thereof made September 11, 1959, by GEO.W.Watkins, surveyor, as follows:

Beginning at a railroad spike in center of Hermitage Road, formerly Ben Jones Road, (Leading from Lebanon Pike to the Soldiers Home), said point being 397.8 feet southerly from the southeast corner of the land conveyed to Lee Roy Horsley and wife, by deed from Samuel A. Franklin and wife, by deed dated November 10, 1955 filed same date, and recorded in Book 2484, Page 79, R.O.D.C. Tennessee; thence parallel with and 397.8 feet south of said Horsley's southerly line, North 87 degrees 15' west 553.1 feet, crossing the N.C. & St. L.Ry. Right-of-Way, to an iron pin; thence southerly 132.6 feet to an iron pin, thence crossing said Right-of-Way, 553.1 feet to a railroad spike in the center of Hermitage Road; thence with center said road northerly 132.6 feet to the point of beginning. (This lot is immediately south of the tract this day conveyed to Jessie May Peterson Holmes & husband, Henry Holmes.)

And being part of the land conveyed to Cara Peterson and husband, William Peterson, to Moses Peterson, by deed dated April 22, 1918, filed same date, and recorded in Book 509, page 63 and also the northerly one-half (80.7 feet) of the land conveyed to Moses Peterson and Jessie May Holmes, by deed dated march 23, 1939, filed April 3, 1939, and recorded in Book 1079, page 427, Register's Office Davidson County, Tennessee

Being the same property conveyed to the grantor herein, by deed dated May 13, 1997, in Book 10462 Page 662, 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. 20010925-0103374, Registers' Office for Davidson County Tennessee.

This is improved property commonly known as 4214 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:

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

Notary Public

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

My Commission Expires: _____

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013