BILL GARRETT, Davidson County
Trans:T20110076711 DEEDQC
Recvd: 12/05/11 14:22 3 pgs
Fees:17.00 Taxes:0.00
20111205-0094719

This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Group-Parcel No.:
c/o Joel Wayne Clifton	SAME	Map 53-15, Parcel 049.00
220 Sanctuary Court		Map 018-11-0, Parcel 009.00
Springfield, TN 37172		Map 25-3, Parcel 011.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration for this transfer is $ 000.00.

Joel Wayne Clifton

Joel Wayne Clifton, Trustee/Affiant

Subscribed and sworn to before me on this 30th day of November, 2011.

Nancy King Crawford

Notary Public

My Commission Expires March 18, 2014

TRUSTEE'S QUITCLAIM DEED

This Quitclaim Deed, made this 30th day of November, 2011, between Joel Wayne Clifton, Trustee, Clifton Family Revocable Living Trust Agreement, herein called the Grantor, and Joel Wayne Clifton, Paula Clifton Tomlin, Kirby Ray Clifton, and Stephen Harry, Ryan Harry and Elaine Harry Sligh, the children of Gail Harry Barashes, deceased, being all the beneficiaries of the Clifton Family Revocable Living Trust Agreement, herein called the Grantees.

The purpose of this Deed is to transfer title to certain real property from the Trust to the beneficiaries of the Trust.

NOW THEREFORE: Witnesseth, that the Grantor, in consideration of one ($1.00) dollar, cash in hand paid, the receipt of which is hereby acknowledged, hereby quitclaims all of its interest unto Wayne Clifton, Paula Clifton Tomlin, Kirby Ray Clifton as to a one-fourth undivided interest each, and Stephen Harry, Ryan Harry and Elaine Harry Sligh, the children of Gail Harry Barashes, deceased, as to a one-twelfth undivided interest each, and his or her respective heirs and assigns, in and to the following tracts of land in the County of Davidson, State of Tennessee:

TRACT 1: Map 53-15, Parcel 049.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clifton Subdivision as of record in Plat Instrument Number: 20050801-0089900, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kirby Clifton, Jr., Trustee of the Clifton Family Revocable Living Trust Agreement by Substitute Trustee's Deed of record in Instrument Number: 20060804-0095653, Register's Office for Davidson County, Tennessee.

The mailing address for said property is 116 Ray Avenue, Old Hickory, Tennessee 37138.

TRACT 2: Map 018-11-0, Parcel 009.00

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Connell Estates, Section 2, a plat of which is of record in Book 2900, page 130, Register's Office, Davidson County, Tennessee. (Description from prior deed)

Being the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust Agreement by Quitclaim Deed of record in Book 9770, page 703, Register's Office, Davidson County, Tennessee.

This is improved property known as 215 Engel Avenue, Goodlettsville, TN 37072.

TRACT 3: Map 25-3, Parcel 011.00

Being a parcel of land located on Moncrief Avenue in Davidson County, Tennessee, said parcel being more particularly described as follows:
Beginning at a point, said point being located at the southeasterly corner of said parcel, said point also being located in the westerly right of way margin of Moncrief Avenue, thence leaving said point and proceeding along a line
S18°48'21"W a distance of 111.10 feet to a point, thence along a line
N88°58'30"W a distance of 295.83 feet to a point, thence along a line
N84°39'26"W a distance of 339.14 feet to a point, thence along a line
N26°44'53"W a distance of 374.69 feet to a point, thence along a line
N21°01'52"W a distance of 366.19 feet to a point, thence along a line
S76°08'37"E a distance of 731.83 feet to a point, thence along a line
S14°06'50"W a distance of 217.32 feet to a point, thence along a line
S77°35'49"E a distance of 175.40 feet to a point in the westerly right of way margin of Dickerson Pike, thence along said margin and along a curve to the right of a radius of 331.09 feet for a curve distance of 238.59 feet to the point of beginning.

Being the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton as Trustees of the Clifton Family Revocable Living Trust Agreement by Quitclaim Deed of record in Instrument Number: 20010212-0013627, Register's Office, Davidson County, Tennessee.

On August 22, 1995, the Clifton Family Revocable Living Trust Agreement was created. Kirby Ray Clifton was appointed to serve as Trustee if neither Kirby Clifton, Jr. nor Mary Pauline Clifton was able to serve. They are both deceased. Kirby Ray Clifton declined to serve. Item XII of the Trust further provided that Joel Wayne Clifton shall serve as Trustee if Kirby Ray Clifton is unable or unwilling to serve or to continue to serve in such capacity. Notice of Alternate Trustee Appointment of record in Instrument Number: 20110208-0011146, R.O.D.C., TN.

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

Trustee declares that he is lawfully the Trustee under the Clifton Family Revocable Living Trust Agreement, and has power to convey as stated above.

WITNESS my hand this 30th day of November, 2011.

Joel Wayne Clifton

Joel Wayne Clifton, Trustee
Clifton Family Revocable Living Trust Agreement



CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County mentioned, personally appeared Joel Wayne Clifton, Trustee, Clifton Family Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2011.

Nancy King Crawford
Notary Public

My Commission Expires: _____

My Commission Expires March 18, 2014