BILL GARRETT, Davidson County
Trans:T20120065497 DEEDQC
Recvd: 08/31/12 11:27 2 pgs
Fees:12.00 Taxes:0.00
20120831-0078921

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
Leslie Morris Clendenin, Sr.	PAYMENT OF REAL PROPERTY TAXES:	01816018200 &
P. O. Box 418	Same	01913009900
Goodlettsville, TN 37070-0418		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between CLIFTON GARRETT , hereinafter referred to as the "GRANTOR", and LESLIE MORRIS CLENDENIN, SR. , hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including certain partnership interests which are now being dissolved, I, CLIFTON GARRETT. the GRANTOR, has this day bargained, sold and quitclaimed unto LESLIE MORRIS CLENDENIN, SR.,, the GRANTEE, his heirs and assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

Beginning at a PK Nail (new) in the asphalt at the intersection of the northerly margin of Connell Street (40' ROW) and the easterly margin of North Main Street (66' ROW), and being the most southwest corner of this tract; thence, N 12 deg. 54' 58" W a distance of 178.40 feet to an iron pin new (1/2" x 18" rebar) in the easterly margin of said North Main Street, and a corner to MJC LLC (Inst. No. 20020822-0101871); thence, leaving said street N78 deg. 10" 03" E, entering a common building wall at 95.17 feet and in all a total distance of 197.40 feet to an outside building corner, and a corner to said MJC LLC; thence, N 13 deg. 48' 07" W a distance of 40.28 feet to a point on the outside building wall, a corner to MJC LLC; thence, N 77 deg. 23' 00" E a distance of 33.50 feet to a point on a concrete slab, a corner to said MJC LLC; thence, S 10 deg.04' 19" E, entering the buildingat 40.66 feet, and in all a total distance of 108.00 feet to a point inside said building; thence, N78 deg. 56' 21" 73.00 feet to a point on a concrete retainer wall, and in the line of William C. Brummett, Jr. (Instrument No. 00007850-0000529); thence, S 09 deg. 47' 12" E a distance of107.00 feet to a PK nail (new) in asphalt, a corner to said Brummett, and in the northerly margin of said Connell Street; thence, with said street S 77 deg. 32' 08" W a distance of 292.01 feet to the point of beginning, containing 1.12 acres (48,806.64 square feet), according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 16. 2012.

Being all of the property conveyed to Leslie Morris Clendenin (a/k/a Leslie Morris Clendenin, Sr.) and Clifton Garrett by Warranty Deed of record in Book 4614, Page 612; and Book 4897, Page 616, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR

CLIFTON GARRETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CLIFTON GARRETT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 31st day of August, 2012.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission Expires: August 20, 2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 31st day of August, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.