BILL GARRETT, Davidson County
Trans:T20120065497 DEEDQC
Recvd: 08/31/12 11:27 2 pgs
Fees:12.00 Taxes:0.00
20120831-0078922

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 PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Leslie Morris Clendenin, Jr.. Roy F. Clendenin & Nancy Clendenin Knight P. O. Box 418 Goodlettsville, TN 37070-0418	Same	018 L 018 00 019 13 00 99

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between LESLIE MORRIS CLENDENIN, SR, an unmarried man , hereinafter referred to as the "GRANTOR", and LESLIE MORRIS CLENDENIN, Jr., ROY F. CLENDENIN and NANCY CLENDENIN KNIGHT. , hereinafter referred to as the "GRANTEES";

WITNESSETH:

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 I, LESLIE MORRIS CLENDENIN, SR., an unmarried man, the GRANTOR, has this day bargained, sold and quitclaimed unto LESLIE MORRIS CLENDENIN, JR., ROY F. CLENDENIN and NANCY CLENDENIN KNIGHT, as tenants in common, each owning a one-third (1/3) undivided interest.,, the GRANTEES, their respective 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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

Being the same property conveyed to Leslie Morris Clendenin, Sr. by from CLIFTON GARRETT filed for record as Instrument No. 20120831-0078921, Register's Office for Davidson County, Tennessee.

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

Leslie Morris Clendenin SR

LESLIE MORRIS CLENDENIN, SR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LESLIE MORRIS CLENDENIN, SR. 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: 8/20/2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Leslie Morris Clendenin SR

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 8/20/2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.