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.
Clendenin Partners P. O. Box 418 Goodlettsville, TN 37070-0418	Same	Map: 17 Parcels: 322 & 323

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 CLENDENIN PARTNERS, a Tenneswsee General Partnership composed of LESLIE MORRIS CLENDENIN, Jr., ROY FARRAR CLENDENIN and NANCY CLENDENIN KNIGHT, General Partners, their successors or assigns. , hereinafter referred to as the "GRANTEES";

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 I, LESLIE MORRIS CLENDENIN, SR., an unmarried man, the GRANTOR, has this day bargained, sold and quitclaimed unto CLENDENIN PARTNERS, a Tennessee General Partnership composed of LESLIE MORRIS CLENDENIN, JR., ROY F. CLENDENIN and NANCY CLENDENIN KNIGHT, the GRANTEES, their respective successors or their 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:

Two Tracts or Parcels of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 3 and Tract 4 on a survey dated October 8, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job No. 89-131), as follows:

BILL GARRETT, Davidson County
Trans:T20130001117 DEEDQC
Recvd: 01/04/13 12:21 4 pgs
Fees:22.00 Taxes:0.00
20130104-0001308

Tract 3:

Beginning at an iron pin in the Easterly margin of Greer Road, a corner to Tract No. 2 (Said point being South 31 deg. 54 min. 41 sec. East 64.84 feet to an iron pin; thence, in a Southeasterly direction on a curve having a Delta Angleof 09 deg. 10 min. 40 sec. a radius of 474,21 feet and a tangent of 38.07 feet for a distance of 75.97 feet to an iron pin; thence, South 41 deg. 05 min. 24 sec. East 14.18 feet to an iron pin; thence, South 41 deg. 05 min 24 sec. East 47.07 feet to an iron pin; thence, in a Southeasterly direction on a curve having a Delta Angle of 08 deg. 30 min. 03 sec. a radius of 727.45 feet and a tangent of 54,06 feet for a distance of 107.93 feet to an iron pin marking the common corner of Tract No. 1 and the property conveyed to Roger D. Ferguston by deed of record in Book 7500, page 14, Register's Office for Davidson County, Tennessee; thence, with said margin of said road North 31 deg. 54 min. 41 sec. West 119.72 feet to an iron pin; thence, North 34 deg. 52 min. 31 sec. West 35.28 feet to an iron pin in the line of Tract No. 4; thence with the line of Tract 4, North 51 deg. 34 min. 28 sec. East 397.65 feet to an iron pin; thence, North 74 deg. 13 min. 20 sec. East 1,308.75 feet to an iron pin in the line of Tract No. 6; thence with the line of Tract No. 6 South 29 deg. 49 min. 13 Sec. East 150.00 feet to an iron pin in the line of Tract No. 2; thence, with the line of Tract No. 2 South 73 deg. 10 min. 14 sec. West 1,288.52 feet to an iron pin; thence, South 54 deg. 58 min. 51 sec. West 401.45 feet to the point of beginning and containing 6.23 acres, more or less.

Being the same property conveyed to Leslie Morris Clendenin and Margerie Clendenin by deed of record in Book 8008, Page 288, Register's Office for Davidson County, Tennessee. Leslie Morris Clendenin is the same person as Leslie Morris Clendenin, Sr. Margery Clendenin died on December 1, 2011, at which time the said property became vested in Leslie Morris Clendenin, Sr. in fee simple.

Tract 4:

Beginning at an iron pin in the Easterly margin of Greer Road, a corner to Tract No. 3, (said point being South 34 deg. 52 min 31 sec. East 35.28 feet to an iron pin; thence, South 31 Deg. 54 min. 41 sec. East 184.54 feet to an iron pin; thence, in a Southeasterly direction on a curve having a Delta Angle of 9 deg. 10 min. 40 sec., a radius of 474.31 feet and a tangent of 38.07 feet for a distance of 75.97 feet to an iron pin;thence, South 41 deg. 05 min. 24 sec. East 14.18 feet to an iron pin marking the common corners of Tracts 1 and 2; thence, South 41 deg. 05 min. 24 sec. East 47.07 feet to an iron pin ; thence, in a Southeasterly direction on a curve having a Delta Angle of 08 deg. 30 min. 03 sec., a radius of 727.45 feet and a tangent of 54.06 feet for a distance of 107.93 feet to an iron pin marking the common corners of Tract No. 1 and the property conveyed to Roger D. Ferguson by deed of record in Book 7500, Page 14, Register's Office for Davidson County, Tennessee); thence, with said margin of said road North 34 deg. 52 min. 31 sec. West 82.75 feet to an iron pin; thence, in a Northeasterly direction on a curve having a Delta Angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 90.19 feet to an iron pin, a corner to Tract No. 5 and a private 50 foot right-of-way access easement; thence, with the line of Tract No. 5 and said right-of-way access easement North 51 deg. 34 min. 28 sec. East 424.64 feet to an iron pin; thence, North 75 deg. 23 min. 31 sec. East 1,308.43 feet to an iron pin; thence, South 29 deg. 49 min. 13 sec. East 150.00 feet to an iron pin; thence South 74 deg. 13 min. 20 sec. West 1,308.75 feet to an iron pin; thence South 51 deg. 34 min. 28 sec. West 397.65 feet to an iron pin marking the point of beginning and containing 6.39 acres more or less.

Being the same property conveyed to Leslie Morris Clendenin and wife Margery Clendenin by deed of record in Book 8008, Page 299, Register's Office for Davidson County, Tennessee. Leslie Morris Clendenin is the same person as Leslie Morris Clendenin, Sr. Margery Clendenin died on December 1, 2011, at which time Leslie Morris Clendenin, Sr. Became owner of the said property in fee simple.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS FROM DECEMBER 18, 1989.

1. **No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.**

2. **Modular homes will be permitted on the said property, provided such modular home or homes are attached to a permanent foundation.**

3. **The foregoing Restrictive Covenants may be enforced by the Grantors or any one of them, or by the Owners of any of the Tracts, 1 thru 6, of that property known as the John Frank Galbreath property as set forth in the deed of record in Book 3804, Page 742, Register's Office for Davidson County, Tennessee, deeds to the individual lots being recorded with the original transactions.**

4. **The foregoing Restrictive Covenants may be enforced by injunction or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.**

5. **If the foregoing Restrictive Covenants are violated, the violating party agrees to pay to the enforcing party, all of the enforcing party's attorneys fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.**

Said property is conveyed subject to such other matters as may effect the premises. 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 Florida }
COUNTY OF Walton }

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 27th **day of** Dec **, 2012.**

Randi C Fritts
NOTARY PUBLIC

My commission Expires: Jan 23 2016

RANDI C. FRITTS
Notary Public, State of Florida
Commission# EE 151317
My comm. expires Jan. 23, 2016

STATE OF Florida }
COUNTY OF Walton }

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

Nancy C. Knight
AFFIANT

Sworn to and subscribed before me this the 27 **day of** Dec **2012.**

Randi C Fritts
NOTARY PUBLIC

My Commission Expires: Jan 23 2016

RANDI C. FRITTS
Notary Public, State of Florida
Commission# EE 151317
My comm. expires Jan. 23, 2016