BILL GARRETT, Davidson County
Trans:T20130041583 DEEDQC
Recvd: 05/20/13 08:37 3 pgs
Fees:17.00 Taxes:0.00
20130520-0050312

THIS INSTRUMENT PREPARED BY:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Frederick E. Clemmons 4212 Hermitage Road Old Hickory, TN 37138	Same	0750000 1200

FOR love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, **Fredrick E. Clemmons and Eunice N. Clemmons, Co-Trustees of the Clemmons Family Trust, dated September 21, 2001** (the "Grantor"), to carry out the instructions of the Grantors Fredrick E. Clemmons and Eunice N. Clemmons upon the revocation of said Trust, by these presents do quitclaim and convey unto **Fredrick E. Clemmons** (the "Grantee"), his heirs, successors, and assigns, to hold such property as his sole and individual property, all of Grantors interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being part of Lot "A" on the Map of the Peterson Heirs, as of record in book 843, Page 49, Register's Office for said County, described according to surveys made by George W. Watkins, Surveyor, September 11, 1959, and March 20, 1962, as follows:

Beginning in the center of Hermitage Road, formerly Ben Jones Road, at the southeast corner of the property conveyed to Ernest E. Peterson and wife, from Jessie May Peterson Holmes, et al, as of record in Book 3000, Page 117, said Register's Office; thence with said Peterson's southern boundary line, north 87°15'west 305 feet to an iron pin in the easterly right-of-way of the T.C. Railroad; thence with the same, southerly 85 feet to a point in Mrs. V.P. Wright's property; thence with said Wright's northerly boundary line, south 87°14'east 280.1 feet to the center of Hermitage Road; thence with the center of same, north 0°45'east 80.7 feet to the beginning, containing 0.54 acre, more or less.

Being the same property conveyed to Grantor by deed of record as Instrument Number 20111214-0097360, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

Being improved property located at **4212 Hermitage Road, Old Hickory, TN 37138.**

Said Revocation of the Clemmons Family Trust is recorded as Instrument Number 20130520005031 1, said Register's Office.

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

WITNESS OUR HANDS this the 9th day of May, 2013.

GRANTOR

CLEMMONS FAMILY TRUST u/a dtd September 21, 2001

By: Fredrick E Clemmons
Fredrick E. Clemmons, Co-Trustee

By: Eunice N. Clemmons
Eunice N. Clemmons, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Gail Smith Bradford, a Notary Public in and for said county and state, the within-named Fredrick E. Clemmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2013.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Gail Smith Bradford, a Notary Public in and for said county and state, the within named Eunice N. Clemmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2013.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0- .

Fredrick E. Clemmons

Fredrick E. Clemmons, Affiant

Subscribed and sworn to before me,
this the 9th day of MAY, 2013.

Notary Public
My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017