BILL GARRETT, Davidson County
Trans:T20130063398 DEEDQC
Recvd: 07/25/13 10:34 3 pgs
Fees:17.00 Taxes:0.00
20130725-0076973

**This instrument prepared by:**
**Joe F. Gillespie, Jr.**
**6408-A Clarksville Highway**
**Joelton, Tenn. 37080**

| **New owner:** | **Send tax bills to:** | **Map/Parcel Nos:** |
|---|---|---|
| | **Same** | **Map 41** |
| **MICHAEL E. DRIVER and** | | **Parcel 59** |
| **JULIIA R. DRIVER** | | **Parcel: 15** |
| **REVOCABLE LIVING FAMILY TRUST** | | **10D-34480** |
| **1355 OLD HICKORY BLVD.** | | |
| **NASHVILLE, TENN. 37207** | | |

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS)**

**MICHAEL E. DRIVER**

**JULIA R. DRIVER**

**Subscribed, sworn and acknowledged before me this** 25th **day of** July **2013.**

**NOTARY PUBLIC**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**MY COMMISSION EXPIRES:**
October 18, 2016

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of love and affection, and other good and valuable consideration, including our intention to fund a revocable *inter vivos* family trust, the receipt of which is hereby acknowledged, **WE, MICHAEL E. DRIVER and JULIA R. DRIVER,** have this day remised, released and quit claimed to **THE MICHAEL E. DRIVER AND JULIA R. DRIVER REVOCABLE LIVING FAMILY TRUST,** all our right, title and interest to a certain tract or parcel

of land in Davidson County, Tennessee, described as follows:

TRACT ONE: Land in the 10th Civil District of Davidson County, Tennessee, being part of the J.W. Harris Land as of record in Book 421, Page 75, Register's Office for said County, and described according to a survey made by Ralph W.C. Lambert, Surveyor, dated June 16, 1956. as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard at an iron pin which is 400 feet west of the the northwest corner of the property conveyed to Landon H. Rizor, and wife, Ida Due Rizor, by deed of correction from T.W. Dailey and wife, of record, In Book ____ Page_____, Register's Office for said County, thence south 2 degrees 30' west 290.5 feet to an iron pin, which is 400 feet from the southeast corner of said Rizor property; thence north 80 degrees 30' west 150 feet to an iron pin; thence north 3 degrees 30' east 321.5 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the margin of said Boulevard south 66 degrees 52' east 150 feet to the beginning.

TRACT TWO: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel No. 4 on a survey dated September 10, 1972, and made by C & C Engineering Co., and according to said survey is described as follows: beginning at a point, this point being an iron pin set in the southern right-of-way line of Old Hickory Boulevard in the northwest corner of the T.W. Dailey, Jr., property; thence South 2 degrees 27' West 320.98 feet bounded by the T.W. Dailey, Jr., property to an iron pin; thence North 80 degrees 16' west 121.74 feet to an iron pin; thence N 21 degrees 24' east 328.21 feet to an iron pin in the southern right-of-way line of Old Hickory Boulevard; thence along the in the southern right-of-way line of Old Hickory Boulevard South 68 degrees 36' east 15.00 feet to an iron pin, this being the point of the beginning and containing 0.501 acres.

The above tract or tracts were subject to a conveyance made to eliminate awkward frontage and offsets in certain boundary lines with said description as follows: In the 3rd Councilmanic District, formerly in the 10th Councilmanic District of said County; Thomas W. Dailey and wife, herein convey to Glenna May Dailey a small triangular tract of land on the southeast corner at 1355 Old Hickory Blvd., which measures 7.5 feet of land on the south line of said lot and runs with east boundary to a point where a straight line from concrete monument set in the margin of Old Hickory at an iron pin in the south line of said lot intersects said east boundary, thence with this line south to an iron pin 7.5 fet from the southeast corner in the south boundary.

Glenda May Dailey, a single person, conveyed to Thomas W. Dailey, Jr. and wife, a triangular section of land, measuring 54.3 feet on the margin of Old Hickory Boulevard and being bounded by the straight line on the east side from the set concrete monument to the point where this line intersects the east boundary of the Thomas W. Dailey, Jr., lot; thence North 2 degrees 30' East with the old boundary to an iron pin marking the northwesterly limit of the tract herein described, thence with south margin of Old Hickory Boulevard 54.3 feet to the concrete monument.

Being the same property conveyed from Judy L. McKinney and husband Douglas C. Reinhard to Michael E. Driver and wife, Julia R. Driver, of record, Book 7191, Page 432, Davidson County Register of Deeds Office.

No title search was conducted and all description information was provided by the Grantor.

This is improved property known as 1355 Old Hickory Boulevard, Nashville, Tennessee, 37207.

**WITNESS OUR HANDS.**

**MICHAEL E. DRIVER**

**JULIA R. DRIVER**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainors Michael E. Driver and Rulia R. Driver, with whom I am personally acquainted or who proved to me their identity on the basis of sufficient evidence . Witness my hand this 25th day of July, 2013.**

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

October 18, 2016

JOE F GILLESPIE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY