91-7
64-353

91-2
302 thru 306
91-12
170
91-11
1

This Instrument Was Prepared By
[illegible] & CASTLEMAN
218 [illegible] Avenue North
Nashville, Tennessee 37201

BK4769 PAGE 685
685

QUITCLAIM DEED

WHEREAS, Laverte C. Smith, Jr., died on February 9, 1973, and left a will which made disposition of his estate. However, prior to his death, Clare Adams Smith obtained a divorce from Laverte C. Smith, Jr. in the Fourth Circuit Court of Davidson County, Tennessee. A property settlement agreement was entered into by and between Laverte C. Smith, Jr. and Clare Adams Smith, approved by the Court and incorporated into the final decree in said divorce action. Clare Adams Smith agrees that the case of Rankin Vs. McDearman, _____ Tenn. _____, 270 S.W. 2d 660 (1953) revokes the will of Laverte C. Smith, Jr. and that she is not entitled to share in his estate, and that his interest in all real estate descends directly to his children.

EC-58 MISC A* 10.00 * 10.00

Therefore, Clare Adams Smith makes this quitclaim deed in order to remove any cloud on the title of the real property in which Laverte C. Smith, Jr. had any interest at the time of his death.

FOR AND IN CONSIDERATION of One and no/100ths ($1.00) Dollar, the aforementioned premises, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Clare Adams Smith does hereby quitclaim any interest she may have or appear to have in the following described property to Leeza Clare Smith, Laverte Clay Smith, III, Christopher Reeves Smith, Thomas Rotier Smith, John Wynne Smith, and Edward Adams Smith as tenants in common:

91-2
303

Being part of Lots Nos. 1312, 1314, 1316 and 1318, of Block 53, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, and described as follows:

Buyer + Jeff Bell
Grantee Herein
5943 Post Road
Nash. Tenn

BEGINNING at a point on the Southwesterly margin of Centennial Boulevard, 107.5 feet more or less Easterly from the Easterly side of 55th Avenue North, formerly 14th Street, and running thence Southeasterly with the Southwesterly side of said Centennial Boulevard, 75 feet more or less to the Northwest corner of the tract of land conveyed to L. C. Smith, by deed from Joseph R. West, Clerk and Master, as of record in Book 1058, page 478, said Register's Office; thence Southerly with said L. C. Smith's Western boundary line 104.7 feet more or less to the Northerly margin of an alley; thence Westerly with the Northerly margin of said alley 38 feet more or less to a point 107.5 feet Easterly from the said Easterly side of 55th Avenue North; thence northerly and parallel with the said Easterly side of 55th Avenue North, 150 feet more or less to the beginning.

Being the same property conveyed to Laverte C. Smith, Jr. by deed from Sallie Irene White of record in Deed Book 3617, page 431, R.O.D.C., Tennessee.

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91-12
170

Land in Davidson County, Tennessee, being Lots Nos. 306, 308 and 310 of Block No. 35, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 306, 308 and 310 front 25 feet each on the southerly side of Alabama Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Laverte C. Smith, Jr. and wife, Clare A. Smith, by deed from Maxine Page, Trustee, of record in Book 4212, page 159, R.O.D.C., Tennessee.

* * * * *

91-2
302

Being the southerly 37-1/2 feet of Lots Nos. 1324, lots 1322, 1320 and the westerly 22-1/2 feet of the southerly 37-1/2 feet of Lot No. 1318 of Block No. 53, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said part of Lots Nos. 1324, 1322, 1320 and 1318 fronts 37-1/2 feet on the easterly side of 55th Avenue, North formerly 14th Street, and runs back between parallel lines, with the northerly margin of an alley, 107.5 feet to a dead line.

Being the same property conveyed to Laverte C. Smith, Jr., Delane Smith Dady and Mary Thomas Smith by deed from Johnnie Mason Tinsley and Buddy Dean Tinsley of record in Book 4482, page 780, R.O.D.C., Tennessee.

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91-2
306

Being the westerly 3 feet of Lot No. 1309, all of Lot No. 1311 and the easterly 19 feet of Lot No. 1313, of Block No. 49, Plan No. 2, West Nashville, as of record in Book 57, page 192, Register's Office for said County.

Said parts of Lots Nos. 1309 and 1313 and all of Lot No. 1311 front together 47 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laverte C. Smith and wife, Clare A. Smith, by deed from Willie C. Smith and wife, Dorothy L. Smith, by deed of record in Book 4281, page 586. Said grantees therein conveyed to Mary Rotier Smith and Delane Dady a 1/3 undivided interest each in said property by deed of record in Book 4357, page 638, R.O.D.C., Tennessee.

* * * * *

91-3
1

Being the Northerly 50 feet of Lots Nos. 1301, 1303 and 1305, Block 49, on the Map of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said parts of said lots front 50 feet on the Westerly side of 54th Avenue North and run back between parallel lines along the Southerly margin of an alley, 85 feet to a dead line.

Being the same property conveyed to Laverte C. Smith by deed from Wendell Smith of record in Deed Book 2296, page 617, the said Laverte C. Smith having since died and by his will title is vested in Mary Thomas Smith, Delane Smith Dady, and Laverte C. Smith, Jr.

* * * * *

91-2
304

Being the South parts of Lots Nos. 1302, 1304, 1306, 1308, and 1310, and the south-east parts of Lots Nos. 1312 and 1314, of Block 53, on the Map of Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County, and described as follows:

Beginning at the south intersection of Centennial Boulevard and the north margin of the first alley south of New York Avenue at the west line of 54th Avenue North; thence with the margin of Centennial Boulevard northwesterly 163.3 feet, more or less, to a point; thence southwesterly 104.7 feet, more or less, to a point in the North margin of an alley; thence with the margin of said alley easterly 148 feet, more or less to the point of beginning and being triangular in shape.

Being the same property conveyed to Laverte C. Smith by deed from Wendell L. Smith of record in Deed Book 2296, page 622, and by deed from Jessylea Smith of record in Deed Book 2336, page 49, R.O.D.C., Tennessee, the said Laverte C. Smith having since died and by his will title is vested in Mary Thomas Smith, Delane Smith Dady and Laverte C. Smith, Jr.

* * * * *

91-7
64-353

Being lots Nos. 1102, 1104, 1106, and 1108, Block 19, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said lots adjoin and front together 110 feet on the south side of Louisiana Avenue and run back between parallel lines, lot No. 1102 running back along the westerly margin of 53rd Avenue North, 150 feet to an alley in the rear.

Being the same property conveyed to Laverte C. Smith by deed from Homer L. Sadler and wife, Lonie Y. Sadler, of record in Deed Book 1814, page 582, R.O.D.C., Tennessee, the said Laverte C. Smith having since died and by his will title is vested in Mary Thomas Smith, Delane Smith Dady and Laverte C. Smith, Jr.

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91-2
305

Being Lot No. 1307 and easterly 22 feet of Lot 1309 of Block 49, Plan No. 2 of West Nashville, a plan of which is of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 47 feet on the north side of California Avenue and extend back northerly between parallel lines 150 feet to an alley 25 feet wide.

Being the same property conveyed to Laverte C. Smith by deed from Wendell Smith, et al of record in Deed Book 2044, page 555, R.O.D.C., Tennessee, the said Laverte C. Smith having since died and by his will title is vested in Mary Thomas Smith, Delane Smith Dady and Laverte C. Smith, Jr.

IN WITNESS WHEREOF, I have set my hand this 16th day of November, 1973.

Clare Adams Smith
CLARE ADAMS SMITH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, John R. Parker, a Notary Public in and for said County and State, the within named Clare Adams Smith, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1973.

John R Parker
Notary Public

My Commission Expires:

May 16, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

John R. Parker
Affiant

Subscribed and sworn to before me, this the 19th Day of November, 1973.

Joanna Dalton
Notary Public

My Commission Expires: October 26, 1977.

C34058

IDENTIF. REFERENCE

DEC 5 10 32 AM '73

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.