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Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Peggy H. Kindberg and James B. Smith

AND

James V. Mondelli, Trustee

TO

James V. Mondelli, Trustee

TO

James B. Smith

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Smith (NAME)	~~Same~~ First Fed. Savings (NAME)	83-4-31
2105 Rosecliff Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. No. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. 37219 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

James V. Mondelli
Attorney at Law
214 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ —0—

James V. Mondelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES: 2-18-82

(AFFIX SEAL)

receipt of which is hereby acknowledged, FOR AND IN CONSIDERATION, ~~of love and affection~~ (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in James B. Smith

We, ~~Peggy H. Kindberg and James B. Smith~~

by these presents do hereby quitclaim and convey unto James V. Mondelli, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Corder Height Subdivision, of record in Book 1835, page 77, Register's Office for said County.

Said Lot No. 6 begins in the northerly margin of Rosecliff Avenue at the common corner of Lot Nos. 6 and 7; thence with the common boundary line of Lot Nos. 6 and 7, northerly 195.8 feet to a point in the southerly margin of Lot No. 5; thence with the common boundary line of Lot No. 5 and 6, easterly 30 feet to a point; thence southerly at right angles 163.7 feet to a point; thence southeasterly 30.2 feet to a point in the northerly margin of Rosecliff Avenue; thence with the said margin of said Avenue, westerly 42.9 feet to a marker; thence continues with the margin of said Avenue as it proceeds around a curve 78.84 feet to the point of beginning.

Being the same property conveyed to James B. Smith and wife, Peggy H. Smith, by deed from C. A. Wheeler, Jr., and wife, Alice Thorne Wheeler, of record in Book 2023, page 575, Register's Office for Davidson Co-nty, Tennessee. The said parties having since divorced, and the said Peggy H. Smith now being Peggy H. Smith Kindberg.

This is unimproved ( ) improved (X) property, known as 2105 Rosecliff Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

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And now, I, the said James V. Mondelli, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James B. Smith

his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of June, 1978

Peggy H. Kindberg
Peggy H. Kindberg

James B. Smith
James B. Smith

James V. Mondelli
James V. Mondelli Trustee.

E 73207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G.D. WIGGINS, a Notary Public in and for said County and State, the within named, PEGGY H. KINDBERG, JAMES B. SMITH, JAMES V. MONDELLI the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of June, 1978

G.D. Wiggins
Notary Public.

My commission expires: 1-18-82

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

G.D. Wiggins

Sworn to and subscribed before me this 22 day of June, 1978.

My commission expires 1-18-82 Notary Public G.D. Wiggins

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN 26 78	CONV	26,500.00			
JUN 26 78	S'TAX		B*	68.90	
JUN 26 78	PR'FEE		B*	.50	
JUN 26 78	W'DEED		B*	4.00	* 73.40

Field 1st Trd