This instrument prepared by:

Frank P. Smith
5205 Lana Renee Court
Hermitage, Tn 37076

QUITCLAIM DEED

BOOK 5593 PAGE 259

mail

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frank P. Smith, Jr. and wife (NAME)	Engel Mortgage Company, Inc. (NAME)	98-2
5205 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	23
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	4D 51362

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Frank P. Smith and B. Gaye Bailey, by these presents do hereby quitclaim and convey unto Frank P. Smith and B. Gaye Bailey Smith, successors and assigns, all their right, title and interest in and to the following described tract of land:

Being Lot No. 44 of the resubdivision of Lots 42-56, on the Plan of Roxborough Subdivision as of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 73 feet on the southerly margin of Lana Renee Court and extends back 307.84 feet on the easterly line and 302.97 feet on the westerly line to a dead line in the rear measuring 73.16 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee for Hamilton Mortgage Corporation of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1.00

Affiant

Subscribed and sworn to before me, this the 22nd day of April 19 80

My commission expires: 4-18-82 (Affix Seal)

Notary Public

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

Witness their hands this 22nd day of April, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank P. Smith

B. Gaye Bailey

F. 86043

IDENTIF. REFERENCE

APR 22 11 16 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank P. Smith and B. Gaye Bailey

the within named bargainor S, 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 22nd day of April, 19 80.

Audrey J. Kauffman Notary Public

Commission expires 4-18-82

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ _____the within named bargainor, a corporation, and that ___he as such _____,being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

4781 04/22 6.00 CASH

QUITCLAIM DEED

FROM:
Frank P. Smith
AND
B. Gaye Bailey

TO: Frank P. Smith and
B. Gaye Bailey Smith

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612