This Instrument Prepared by:
J. Thomas Smith, Attorney
One Vantage Way, Suite 240
Nashville, Tennessee 37228

QUITCLAIM DEED

Address: New Owner(s)	Send Tax Bills To:	Map/Parcel No.
J. Thomas Smith and Frances Ratcliffe Smith 2413 Valleybrook Road Nashville, TN 37215	Same	117-9-69

FOR AND IN CONSIDERATION of our mutual desire to terminate our present ownership of the hereinafter described property as tenants by the entireties and to separate the ownership thereof to reflect the monetary contribution to the acquisition of such property by FRANCES RATCLIFFE SMITH, and for no other monetary consideration, we, J. THOMAS SMITH and FRANCES RATCLIFFE SMITH, (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey an undivided 27.4% interest in such property to J. THOMAS SMITH and an undivided 72.6% interest in such property to FRANCES RATCLIFFE SMITH, it being our intention by this instrument to create a fee simple ownership of this property as tenants in common in accordance with Tennessee Code Annotated, Section 64-110, said property being that certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Woodmont Estates, a Resubdivision of Lot No. 5 and 23 as of record in Book 3842, page 30, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of Valley Brook Road, said point being 572.8' more or less east of a monument at the intersection of Valley Brook Place and Valley Brook Road; thence with the southerly margin of Valley Brook Road S 86 deg. 00' E 281.4 feet to a point; thence South 16 deg. 54' W 391.3 feet to a point; thence N 44 deg. 15' W 55.6' to a point; thence S 25 deg. 56' W 43.8 feet to a point; thence N 62 deg. 20' W 101.0' to a point; thence N 25 deg. 34' W 60.5 feet to a point; thence N 66 deg. 37' W 106.2' to a point; thence N 11 deg. 42' E 260.3 feet to the point of beginning.
>
> Being the same property conveyed to Fred H. Massey and wife, Dorothy S. Massey, by deed from Robert Hughes Cherry and wife, Sue Walton Cherry, of record in Book 2542, page 373, and by deed from J. Arnold Von Hagen and wife, Sue Mixen Von Hagen, of record in Book 4482, page 496, Register's Office for Davidson County, Tennessee, the said Fred H. Massey having since died, and the same property conveyed to J. THOMAS SMITH and wife, FRANCES RATCLIFFE SMITH, by deed from Dorothy S. Massey Davis of record in Book 5643, page 319, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land as tenants in common with the estate, appurtenances, title and interest belonging to the said J. THOMAS SMITH and wife, FRANCES RATCLIFFE SMITH, their heirs and assigns, forever.

IN TESTIMONY WHEREOF, we have hereunder set out hands on this 23rd day of January, 1981.

J. THOMAS SMITH

Frances Ratcliffe Smith

FRANCES RATCLIFFE SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named J. THOMAS SMITH and wife, FRANCES RATCLIFFE SMITH, 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 23rd day of January, 1981.

Pamela Bucker Welch
Notary Public

My Commission Expires: July 18, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $1.00 and no other monetary consideration.

J. THOMAS SMITH

Frances Ratcliffe Smith
FRANCES RATCLIFFE SMITH

Sworn to and subscribed before me this 23rd day of January, 1981.

Pamela Bucker Welch
Notary Public

My Commission Expires: July 18, 1982

RECEIVED FOR RECORD
FEB 10 12 44 PM '81
DAVIDSON COUNTY, TENN.

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