[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Charles Smith	[New Owners	]]
[Joyce Smith	[	] Map 083-120]
[2604 Eastland Ave.	[	] Parcel 181.00]
[Nashville, TN 37206	[	]]
[	[	]]
[	[	]]
[This instrument prepared by: Robert J. Notestine III, Attorney,]		
[104 Woodmont Blvd., Suite 115, Nashville, TN 37205]		
[From information supplied by the parties hereto.]		

Q U I T C L A I M D E E D

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Charles Smith, married, (hereinafter referred to as Grantor), by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property located in Davidson County, State of Tennessee described hereinbelow unto Charles Smith and wife, Joyce Smith, hereinafter referred to as Grantees), their heirs and assigns, to wit:

Being Lot No. 1 on the Plan of Twin Estates, Section 1, as of record in Book 3842, Page 88, Register's Office for said County described as follows:

Beginning on the easterly margin of Eastland Avenue at the corner of lots Nos. 1 & 2; thence with the line between said two lots easterly 97.3 ft.; thence south 7 degrees 43' west 129 feet to the northerly margin of a 50 feet unnamed street; thence with the same westerly 101 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the easterly margin of Eastland Ave., thence with the same north 20 degrees 14' east 110.1 feet to the beginning.

Being the same property conveyed to Charles Smith, unmarried, by Warranty Deed from Lillian P. McIntyre, of record in Book 9844, Page 489, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property commonly known as 2604 Eastland Avenue, Nashville, Tennessee, 37206.

0147301
IDENTIF. & REFERENCE

96 FEB -5 PM 1:33
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 0.00
[
[Affiant
[
[Subscribed and sworn to before me this
[30th day of Jan., 1996.
[
[Notary Public
[
[My Commission Expires: 25 MAY 1998
[

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of Jan., 1996.

Charles Smith
CHARLES SMITH

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of Jan., 1996.

Notary Public

My Commission Expires: 25 May 1996

4720 12/05 0101 03CHECK 8.00