0163227

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY AT LAW
315 WEST MAIN STREET, SUITE 20
HENDERSONVILLE, TN 37075
PREPARED FROM INFORMATION PROVIDED BY OTHERS.

96 MAR 25 AM 9:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAP 50-4
GROUP
PARCEL 29

QUITCLAIM DEED

BOOK 9988 PG 625

NEW OWNER:

ALAN C. SMITH
1119 DUE WEST AVE
AFA MADISON, TN 37115

SEND TAX BILL TO:

Same

STATE OF TENNESSEE - COUNTY OF SUMNER

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

AFFIANT

Subscribed and sworn to before me this 22nd day of MARCH, 1996.

My Commission Expires: 11-8-1998

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, I, JEAN OWEN SMITH, the Grantor, do hereby convey and quitclaim unto ALAN C. SMITH, the Grantee, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly four acres of Lots 1, 2, and 3 on A.C. Webb's Subdivision of the Demoville Tract as of record in Book 974, Page 27, Register's Office for Davidson County, Tennessee, according to a survey made by George W. Watkins on November 20, 1952, described as follows:
>
> Beginning on an iron pin in the Northerly line of Lot No. 1 of the Maude A.J. Smith tract, 792 feet east of Dickerson Road, and running in an easterly direction South 87° 15' East along said Northern boundary line of Lot No. 1 to a pin; thence South 244.8 feet along the Eastern border of Lots 1, 2 and 3, the present

Eastern boundary of the Maude A.J. Smith Tract, to a stake; thence in a westerly direction 708 feet along the Southern line of Lot No. 3 to an iron pin which is 686 feet East of the Dickerson Road; thence North 17° E. 267 feet to the beginning.

Being the same property conveyed to Nathan Curry Smith, Jr. and wife, Jean Owen Smith, by deed from Maude A.J. Smith and husband Nathan C. Smith, of record in Book 2103, Page 67, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Jean Owen Smith by a Final Decree of Divorce as of record in Book 5501, Page 930, Register's Office for Davidson County, Tennessee.

Together with the free and undisturbed use forever of a passageway over Lot No. 1 in the Maude A.J. Smith property - the same now used for a road. The same being designed as a free and undisturbed passageway forever for said Nathan Curry Smith, Jr. and wife, and their assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of MARCH, 1996.

Jean O. Smith
JEAN OWEN SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared JEAN OWEN SMITH, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this the 22nd day of MARCH, 1996.

1781 03/25/96 0101 KEYSTONE 8.00

Jane L. Smith
NOTARY PUBLIC

JANE L. SMITH NOTARY PUBLIC AT LARGE

My Commission Expires: 11-8-1998