BOOK 10050 PG 581

This Instrument Prepared By:

JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner:	Send Tax Bills To:	Map-Parcel #
John Richardson Dean and Edna Lucille Rideout 613 Lynnbrook Drive Nashville, TN 37209	Same	103-4-171

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Jessie Lee Smitha Dean by these presents do hereby quitclaim and convey unto John Richardson Dean, and Edna Lucille Rideout, their successors and assigns, all my right, title and interest in and to the following described tract of land:

Being Lot No. 5 of Block 13 in Sylvan Park Subdivision in West Nashville, a plan of which is of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 5 of Block 13 fronts 50 feet on the southerly side of Utah Avenue, formerly Seventh Ave., and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to IDA Belle Smitha and Jessie Lee Smitha Dean, by deed from John Richardson Dean, Trustee with absolute power of conveyance under the Smitha Family Revocable Trust Agreement, of record in Book 7975, page 917, Register's Office of Davidson County, Tennessee, the said Ida Bell Smitha having since died devising her interest in said realty unto Jessie Lee Smitha Dean as of record in Will Book 176, page 194, Probate Court Clerk's Office of Davidson County, Tennessee.

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

This is improved property commonly known as 4409 Utah Avenue, Nashville, Davidson County, Tennessee 37209.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for this transfer is $0.

John R Dean
AFFIANT

Subscribed and sworn to before me, this the 8th day of May, 1996.

NOTARY PUBLIC AT LARGE

My commission expires: 11-28-98

Jeanette D. Jacobs
Notary Public

WITNESS our hands this 8th day of May, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jessie Lee Smitha Dean
JESSIE LEE SMITHA DEAN

96 MAY 15 PM 12:16

RECEIVED
DAVIDSON COUNTY, TN

0181866
IDENTIF. & REFERENCE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BOOK 10050 PG 582

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named, Jessie Lee Smitha Dean, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 1996.

Jeanette D. Jacobs
NOTARY PUBLIC

My commission expires: 11-28-98

NOTARY PUBLIC AT LARGE

1754 05/13 01:01 DEBHECK 8.00