BOOK 10065 PG 992

96 MAY 30 AM 10:40

REGISTER
DAVIDSON COUNTY, TN.

0186756

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (CWI)

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Burcie Smith Revocable Trust 3303 Wimbledon Road Nashville, Tennessee 37215	same

TAX MAP-PARCEL NUMBERS: 104-16-68

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Burcie Izora Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **The Burcie Izora Smith Revocable Trust dated April 23, 1993,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest 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 Lot Nos. 131, 132 and the westerly 30 feet of Lot No. 133 on the Map of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

SAID Lots and Part of said Lot front together 183 feet on the south side of Blair Boulevard and run back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to W. R. Smith and wife, Burcie I. Smith by deed from Helen Sadie Long and husband, Denver Long, by deed of record in Book 1341, page 68, Register's Office and by deed from William H. Stevenson and spouse, Mildred Smith Stevenson of record in Book 2547, Page 49, said Register's Office. The said W. R. Smith has since died, leaving Burcie I. Smith, also known as Burcie Izora Smith, the surviving tenant by the entirety.

INCLUDED in the above description, but expressly excluded therefrom is that portion of the property conveyd to William H. Stevenson and spouse, Mildred Smith Stevenson by deeds from William R. Smith, Sr. and spouse, Burcie I. Smith of record in Book 1645, Page 27 and Book 1764, Page 569, said Register's Office. By deed of record in Book 2547, Page 49, said Register's Office, the said William H. Stevenson and spouse, Mildred Smith Stevenson conveyed subject property to William R. Smith, Sr., and Spouse, Burcie I. Smith. By deed of record in Book 4767, Page 409, said Register's Office, the said Burcie I. Smith, a widow, conveyed subject property to Charles R. Kare. Said Property is described as follows:

BEING the westerly part of Lot No. 131 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Blair Boulevard at the northeast corner of Lot No. 130 on said plan; thence with the line between said Lot Nos. 130 and 131, southwardly 170 feet to an alley, being the southeast corner of said Lot No. 130; thence with the northerly margin of said alley, eastwardly 65 feet to a point 28 feet westwardly from the southwest corner of Lot No. 132 on said plan; thence northwardly parallel to the west line of said Lot No. 132, 125.15 feet to an iron pin; thence northwestwardly 45 feet to the southerly margin of said Boulevard; thence with the same westwardly 60 feet to the beginning.

This instrument is being executed on behalf of Burcie Izora Smith by Linda Joyce Stevenson Baker as her attorney in fact, pursuant to the terms of a general durable power of attorney which was placed of record immediately prior hereto. The said power of attorney states that it is to become effective "in the event of [the principal's] phsical and/or mental disability". An affidavit executed by Burcie Izora Smith's physician that she is both physically and and mentally disabled is attached hereto as EXHIBIT "A:.

This is improved property, known as: 1811 Blair Boulevard, Nashville, Tennessee 37212

WITNESS THE EXECUTION HEREOF on May 17, 1996.

Burcie Izora Smith by Linda Joyce Stevenson Baker

Burcie Izora Smith
by: Linda Joyce Stevenson Baker,
Attorney-in-Fact

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 **Linda Joyce Stevenson Baker**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Burcie Izora Smith**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal on 5-17, 1996.

Catherine M. Woodall
Notary Public

My Commission Expires: 1-25-97

(Seal Required (If Authorized)

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from transfer tax pursuant to TCA 67-4-409 -(a) (3) (F).

Burcie Izora Smith by Linda Joyce Stevenson Baker
Affiant

Sworn and subscribed before me on May 17, 1996.

Catherine M. Woodall
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Affiant

Sworn to and subscribed before me this

17th day of May, 1996.

Notary Public

My Commission Expires: 1-25-97

7016 05/30 0101 03CHECK 16.00

EXHIBIT "A"

BOOK 10065 PG 995

AFFIDAVIT

The undersigned William B. Ralph, Jr. hereby states that he is a medical doctor duly licensed to practice in the state of Tennessee; and

That in his professional opinion Burcie Izora Smith is both mentally and physically disabled and not capable of handling her business affairs.

Witness my hand this the 17 day of May, 1996.

Wm B Ralph, Jr. M.D.
William B. Ralph, Jr., M.D.

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared William B. Ralph, Jr., M.D, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

Witness my hand and official seal on May 17, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

(Seal Required)
(If Authorized)