Box 17

BOOK 10164 PG 123

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Arthur G. Smith	Regions Mortgage, Inc.	Map 138-08-A
P.O. Box 110101	P.O. Box 2153	Parcel 75
Nashville, TN 37222-0101	Birmingham, AL 35287-0050	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One 00/100 ($1.00) Dollar, cash in hand paid, and for the express purpose of making a reconveyance to Arthur G. Smith and Janice G. Smith as equal tenants in common with right of survivorship, I, Janice G. Smith by these presents do hereby quitclaim and convey all of my interest unto C. Edward Coomer, Trustee, his successors and assigns, the following tract or parcel of land in DAVIDSON COUNTY, Tennessee, to wit:

Being Unit Number D-203, shown on the Plat of Westlawn Green, a condominium of record in Book 5200, pages 20-24, Register's Office for said County.

Being the same property conveyed to Janice G. Smith by deed from Arthur G. Smith of record in Book 7794, page 906, Register's Office for Davidson County, Tennessee.

This is improved property at 4425 Westlawn Drive, Unit D-203, Nashville, TN 37209.

And now, I, the said C. Edward Coomer, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto Arthur G. Smith and Janice G. Smith as equal tenants in common with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of August, 1996.

C. Edward Coomer, Trustee
C. EDWARD COOMER, Trustee

Janice G. Smith
JANICE G. SMITH

021700
IDENTIFICATION REFERENCE

96 AUG 22 AM 10:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE G. SMITH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 1996.

My Commission Expires:

11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Edward Coomer, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 1996.

My Commission Expires:

11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Janice G Smith
AFFIANT

Subscribed to and sworn before me this 20th day of August, 1996, at Nashville, Tennessee.

My Commission Expires:

11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
NOTARY PUBLIC

9654 08/22 0101 03CHECK 8.00