51B

This Instrument Was Prepared By:
Gail Smith Bradford
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(6515) 244-0020

BOOK 10199 PG 899

QUITCLAIM DEED

1675 09/23 0101 03CHECK 8.00

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Candace Simpson 1801 8th Avenue South Suite 100 Nashville, Tennessee 37203	SAME	Field Book No. 3DZ-44554 Map & Parcel 84-10-39

KNOW ALL MEN BY THESE PRESENTS, that **MARGIE W. SMITH** ("Grantor"), for love and affection (and no monetary consideration), the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey unto **CANDACE SIMPSON**, to be her sole and individual property, all of Grantor's right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 313 on the Plan of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for said County.

SAID Lot No. 313 fronts 130 feet on the easterly side of Maplecrest Drive as measured along a slight curve, and runs back 146.5 feet on the south line and 120 feet on the northeasterly line, to a dead line, measuring 30 feet thereon.

BEING the same property conveyed to Martin H. Smith and wife, Margie W. Smith, and Candace S. Beech, unmarried, recorded in book 5333, page 101, Register's Office of Davidson County, Tennessee. Martin H. Smith having died on June 12, 1995.

unimproved ( )
This is improved (X) property, known as 2204 Maplecrest Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 13 day of September, 1996.

Margie W. Smith
MARGIE W. SMITH

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **MARGIE W. SMITH**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of September, 1996.

Lisa K. Johnston
Notary Public

My Commission Expires:
10-10-98

BOOK 10199 PG 900

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Candace Simpson
Affiant

Subscribed and sworn to before me,
this the 17th day of September, 1996.

Notary Public

My Commission Expires:
March 21 1998

0228257
IDENTIFICATION REFERENCE

96 SEP 23 PM 3:28
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.