PREPARED BY: STEPHEN F. PELUSO
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

QUITCLAIM DEED

Address New Owner As Follows:

Lavonne Wells Smith, Trustee
under Trust Agreement
dated 9-30, 1996
1005 Balmoral Drive
Nashville, Tennessee 37220

Send Tax Bills To:

Mortgagee

Mortgagee:

NationsBanc Mortgage Corporation

Map & Parcel No.:

145-8 / 12

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) Charles B. Smith and wife, Lavonne Wells Smith, residents of Davidson County, Tennessee (collectively "Grantors") have this day bargained and sold, and do hereby transfer and convey unto Lavonne Wells Smith, Trustee under that certain Trust Agreement dated 9-30, 1996, ("Grantee"), with full power and authority to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with her as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantors' right, title and interest in and to certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being part of Tract One on the Plan of Lealand Manor, Fifth Addition, ,Block "B", not of record, as shown on survey by M. F. Himes, Surveyor, dated August 11, 1953, and being Lot No. 5 on the Plan of the J. L. Perry Subdivision of said Block, as of record in Book 2133, Page 126, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING in the southerly margin of Balmoral Drive, the northeast corner of Lot No. 4 on said Plan of the J. L. Perry Subdivision; thence southeasterly with the line between Lots Nos. 4 and 5 of said Plan, 302.4 feet to a monument in the southerly line of the property conveyed to Jesse L. Perry, Jr., by deed from F. N. MCNeill, Jr., etc., of record in Book 2197, page 584, said Register's Office; the common corner of Lots Nos. 4 and 5 on said Plan; thence, South 83 degrees 48 minutes East, passing a monument, in all 220 feet to the southwest corner of Lot No. 6; thence northerly with the line between Lots Nos. 5 and 6,

265.1 feet to the southerly margin of a turn-around westerly and northerly 68.5 feet to the southerly margin of Balmoral Drive, and thence westerly with said margin of said Drive, 307.5 feet to the point of beginning.

Being the same property conveyed to Charles B. Smith and Lavonne W. Smith by deed of record in Book 9542, page 217; also acquired by instrument of record in Book 2806, page 573 and Book 4872, page 353, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1005 Balmoral, Nashville, Tennessee.

Witness our hands this 30 day of September, 1996.

Charles B. Smith

Charles B. Smith

Lavonne Wells Smith

Lavonne Wells Smith

State of Tennessee)
County of Davidson)

Before me, Stephen Reuso, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles B. Smith and Lavonne Wells Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 1/29/2000

BOOK 10208 PG 835

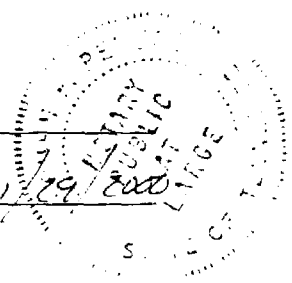
STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Charles B. Smith
AFFIANT

Subscribed and sworn to before me this 30th day of September, 1996.

NOTARY PUBLIC
My Commission Expires: 1/29/2000



0231128

IDENTIFICATION REFERENCE

95 OCT -1 AM 9:29

DAVIDSON COUNTY

PICK-UP
4711 10/01 0101 01CASH 12.00