After Recording, Return To:

_____
_____
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BOOK 10354 PG 640

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **THERESA GAYLE MARTIN, now know as THERESA GAYLE SMITH** do hereby bargain, sell, release, remise, quitclaim and convey unto **DAVID STEPHEN SMITH and wife, THERESA GAYLE SMITH, as tenants by the entirety,** all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Theresa Gayle Martin by deed from James Daryl Erwin and wife, Shannon Wynell Erwin, dated August 23, 1996, recorded August 27, 1996, Book 10168, page 672, Register's Office for Davidson County, Tennessee.

This conveyance is made for the express purpose of creating a tenancy by the entirety.

This conveyance is made subject to such encumbrances as may affect the property.

8119 02/20 0101 01CASH 8.00

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 17th day of January, 1997.

Theresa Gayle Martin
THERESA GAYLE MARTIN

Theresa Gayle Martin Smith

97 FEB 20 11:15

IDENTIFICATION REFERENCE

0274656

STATE OF TENNESSEE
COUNTY OF

On this 17th day of January, ~~1996,~~ 1997 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared THERESA GAYLE MARTIN, now know as THERESA GAYLE SMITH, 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 who acknowledged the execution of same to be HER free act and deed.

Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $-----0------ , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of January, ~~1996.~~ 1997

Notary Public

My Commission Expires 1/24/1998

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Loudoun TN

MAP 162-06 PARCEL 134.00

ADDRESS NEW OWNER
David Stephen Smith et ux
212 JoAnn Court
Nashville, TN 37211

SEND TAX BILL TO:
First Union Mortgage
1410 Commonwealth Dr., Ste 140
Wilmington, NC 28403

Mail