0485056

IDENTIF. & REFERENCE

BOOK 11102 PAGE 665

MAIL ENV.

98 SEP -8 AM 9:45

FELIX Z. WILSON II, REGISTER

QUITCLAIM DEED

TO: OPAL FRANCES SMITH, Trustee, and
RONNIE LEE JONES, Trustee,
Grantees, as Tenants in Common

FROM: EVIE LENA SMITH,
Grantor

THIS INSTRUMENT PREPARED BY:
C. Raymond Myers, Jr., Attorney
Suite 111
101 Continental Place
Brentwood, TN 37027
(615) 373-4604

ADDRESS NEW OWNER & SEND TAX BILLS TO:
OPAL FRANCES SMITH, Trustee
1806 Reynolds Road
Nashville, TN 37217

MAP-PARCEL NUMBERS:

135-135

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $-0-.

Opal Frances Smith
Affiant

SUBSCRIBED AND SWORN TO before me, this 4th day of Sept, 1998.

Sep 23, 2000
My Commission Expires

M. Elizabeth Miller
Notary Public

LIZABETH MILLER NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Love and Affection, and FOR THE PURPOSE OF MEMORIALIZING AND CONFIRMING the sale of the Grantor's interest in the below described property many years ago,-- EVIE LENA SMITH by these present, hereby QUITCLAIMS AND CONVEYS unto RONNIE LEE JONES., Trustee (under that Living Trust Agreement of IRBY MORGAN SMITH, JR. dated January 28, 1998), and to OPAL FRANCES SMITH, Trustee (under that Living Trust Agreement of OPAL FRANCES SMITH dated January 28, 1998), their heirs, successors, and assigns, each a ONE-HALF UNDIVIDED INTEREST AS TENANTS-IN-COMMON without right of survivorship in and to the Grantor's right, title, and interest in and to the following described tract of real property in Davidson County, Tennessee:

BEING certain real estate in the 2d formerly the 5th Civil District of Davidson County, Tennessee, as follows:

Described according to a survey made by Z.J. Wilkinson surveyor January 24, 1940 as follows:

Beginning at a point in the center line of the Murfreesboro Pike where the center line of Smith Springs Road intersects said Murfreesboro Pike thence with the center line of said Murfreesboro Pike north 31° west 80 feet to a point in the same the southwest corner of a tract of land conveyed to Hettie E. Smith by deed of record in Book 1012, page 159, of the Register's Office for said county, thence with Hettie E. Smith's southerly line south 88° 15' east 73 feet to a post, Hettie E. Smith's southeast corner; thence with Hettie E. Smith's easterly line north 0° 30' east 118.7 feet to a stake in a fence, thence south 49° east 112.7 feet to a stake thence south 6° west 114.5 feet to the center of Smith Springs Road, thence with the center of line of Smith Springs Road north 88° west 106 feet to the point of beginning, containing .362 of an acre.

BEING the same property described in that deed dated March 3, 1998 of IRBY MORGAN SMITH, JR., Grantor, to IRBY MORGAN SMITH, JR., TRUSTEE, and OPAL FRANCES

98 0485056 01:01 PM CHECK

10.00

SMITH, TRUSTEE, recorded in Deed Book 10822, at page 673, Register's Office for said County.

AND BEING the same property devised by Installment Deed to the Emmett C. Smith and wife, Evie Lena Smith, and IRBY M. SMITH, JR., from C. W. Combs and wife, Clara Belle Combs by deed dated February 1, 1940 and of record in Deed Book 1092, page 265, Register Of Deeds Office for Davidson County, Tennessee. Emmett C. Smith, the Grantor's husband, passed on September 19, 1951, leaving his wife as sole heir as tenants-by-the-entireties to their interest in this property. Said Emmett C. Smith having died and his wife, the Grantor herein, as Administratrix of his Estate, having conveyed full interest to the store business on the above described premises to the Grantees (or their predecessors) pursuant to Deed Of Trust Note dated June 4, 1952 and satisfied of record in Deed Book 2110, page 10, Register of Deeds Office for Davidson County, Tennessee. (See Davidson County Probate File No. 32328)

Additionally, the Grantor herein, EVIE LENA SMITH, individually sold unto IRBY M. SMITH, JR. her entire right, title, and interest in and to the above described real property many years ago, but having failed to memorialize that sale with a written deed, wishes to do so now and does execute this deed to memorialize that sale.

The said IRBY M. SMITH, JR. (also known as IRBY MORGAN SMITH, JR.) having passed on April 2, 1998 (see Davidson County Probate File No. 98 P 1262), the Grantor quitclaims her interest to the Grantees, who are his widow and son, as trustees under his and his widow's respective living trusts.

This property is known locally as 1936 Old Murfreesboro Pike, Una Community, Nashville, Tennessee.

Witness her hand this 28th day of August, 1998.

Evie Lena Smith
Evie Lena Smith

STATE OF ~~TENNESSEE~~)
COUNTY OF DAVIDSON)

On the below date, personally appeared before me, Hundleson, a Notary Public in and for said County and State, the within named EVIE LENA SMITH, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at office, this 28th day of August, 1998.

3-6-99
My Commission Expires

Notary Public

5179M/8-26-98