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THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (VPEIII)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Steven E. Crook & Associates P. O. Box 50028 Nashville, TN 37205	Same	Map: 69-16 Parcel: 37

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jacqueline Smith Fleming as to a nine thirty-seconds (9/32) undivided interest, Robert L. Smith as to an eighteen thirty-seconds (18/32) undivided interest and Gregory Eugene Smith as to a five thirty-seconds (5/32) undivided interest, have this day bargained and sold, and do hereby quitclaim, transfer and convey unto Steven E. Crook & Associates, a Tennessee general partnership, its successors and assigns, all of the Grantors' right, title and interest in and to certain real estate in Nashville, Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located east of Manchester Avenue and south of Clarksville Highway, being more particularly described as follows:

BEGINNING, at a point in the easterly right-of-way line of Manchester Avenue, said point being S 36° 20' 02" W 106.28 feet from the southerly terminus of a curve to the southerly right-of-way line of Clarksville Highway.

THENCE, with the southerly line of Dialysis Clinic, Inc., S 58° 52' 42" E, 273.65 feet to an existing iron rod in the westerly line of Cathcart Subdivision, as of record in Plat Book 4715, page 9, R.O.D.C.;

THENCE, with the westerly line of Cathcart Subdivision, S 00° 44' 43" E, 245.19 feet to a point in the northerly right-of-way line of Old Hydes Ferry Pike (unimproved);

THENCE, with the northerly right-of-way line of Old Hydes Ferry Pike, S 87° 20' 18" W, 217.95 feet to a point, said point being the southeast corner of the property of Mary C. Major, as of record in Book 8195, page 385, R.O.D.C.;

THENCE, with the westerly line of Mary C. Major, N 02° 21' 27" W, 199.13 feet to an existing corner post at the southeast corner of the property of Tonya Marie Norfleet, as of record in Book 9720, page 436, R.O.D.C.;

THENCE, with the westerly line of said Tonya Marie Norfleet, N 05° 08' 29" W, 102.21 feet to a corner post at the northeasterly corner of said Tonya Marie Norfleet;

THENCE, with the northerly line of Tonya Marie Norfleet, N 89° 51' 47" W, 72.85 feet to a point in the easterly right-of-way line of Manchester Avenue;

THENCE, with the easterly right-of-way line of Manchester Avenue, N 36° 20′ 02" E, 118.91 feet to the point of beginning.

Containing 75,252 square feet or 1.73 acres, more or less.

Being a portion of the same property conveyed to Lawrence Elston Smith and wife, Sadie Jones Smith, by Deed of Record in Book 1160, page 673, Register's Office for Davidson County, Tennessee and Deed of Record in Book 1225, page 218, Register's Office for Davidson County, Tennessee. Lawrence Elston Smith died on January 2, 1981. Sadie Jones Smith also having since died on January 27, 1991, her will being of record in Will Book 173, page 892. Title to the subject property being devised as follows: Jackie Smith Fleming a nine thirty-seconds (9/32) undivided interest, James E. Smith a nine thirty-seconds (9/32) undivided interest, Robert L. Smith a nine thirty-seconds (9/32) undivided interest and Gregory E. Smith a five thirty-seconds (5/32) undivided interest. James E. Smith having since died intestate. The interest of James E. Smith in the subject property was conveyed to Robert L. Smith by Quitclaim Deed of Record in Book 10875, page 351, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of Record in Book 11192, page 546, Register's Office for Davidson County, Tennessee. The said Robert L. Smith thus having an eighteen thirty-seconds (18/32) undivided interest in the subject property. The said Jackie Smith Fleming being one and the same person as Jacqueline Smith Fleming, and the said Gregory E. Smith being one and the same person as Gregory Eugene Smith.

This is unimproved property generally located at 3308 North Hydes Ferry Road, Nashville, Davidson County, Tennessee.

This conveyance is without representation or warranty; provided, however, this conveyance is expressly subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3958, page 102, Register's Office for Davidson County, Tennessee; and

2. Matters shown on the Survey of the subject property dated June 29, 1998, and last revised on August 5, 1998, which was prepared by Barge, Waggoner, Sumner and Cannon, Inc.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the dates set forth immediately opposite their respective signatures below.

"GRANTORS"

November 10, 1998

Jacqueline Smith Fleming
JACQUELINE SMITH FLEMING

[ADDITIONAL SIGNATURES ON FOLLOWING PAGE]

November 10, 1998

ROBERT L. SMITH

November 10, 1998

GREGORY EUGENE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Jacqueline Smith Fleming, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

5536 11/10 0101 03CHECK 14.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Robert L. Smith, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Gregory Eugene Smith, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of November, 1998.

Notary Public

My Commission Expires:
July 12, 2000

98 NOV 10 PM 3:57
WILL HARRELL REGISTER
DAVIDSON COUNTY, TN.

0511156
IDENTIFICATION REFERENCE