THIS INSTRUMENT PREPARED BY:
Janice S. Clinkenbeard
509 Thomas Jefferson Circle
Madison, TN 37115

99 JAN 13 PM 1:30
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
053659

QUITCLAIM DEED

FROM: Virginia Smith, widow of Ernest B. Smith

TO: Mark H. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Virginia Smith by Janice S. Clinkenbeard,
Attorney-in-Fact

Subscribed and sworn to before me this 6th day of January, 1999.

Notary Public

My Commission Expires:
My Commission Expires NOV. 24, 2001

New Owner:	Send Tax Bill to:	Map & Parcel:
Mark H. Smith	115 Donald Street Nashville, TN 37207	071-03-0 087.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, VIRGINIA SMITH, widow of Ernest B. Smith, by and through my attorney-in-fact, Janice S. Clinkenbeard, as set forth in the executed Durable Power of Attorney, of record in Book 10280, page 969, Register's Office for Davidson County, Tennessee, (a copy of which is attached hereto as Exhibit A), hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto MARK H. SMITH, hereinafter called Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee. Said property is more particularly described as follows:

Being Lot No. 7A on the Plan of C. Morris' Subdivision, as of record in Book 1835, page 116, Register's Office for Davidson County, Tennessee.

Said Lot 7A fronts 76 feet on the northerly side of Donald Street and runs back 184 feet on the easterly line and 182.8 feet on the westerly line, to a dead line, measuring 76 feet thereon.

BEING the same property conveyed to Ernest B. Smith and wife, Virginia Smith, by deed from C. L. Parker and wife, Marie Parker, of record in Book 2270, page 154, Register's Office for Davidson County, Tennessee.

IN WITNESS WHWEREOF, the undersigned has executed this instrument this 6th day of January, 1999.

"GRANTOR"

Virginia Smith by Janice S. Clinkenbeard attorney-in-fact

Virginia Smith by Janice S. Clinkenbeard
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, the within named Janice S. Clinkenbeard, attorney-in-fact for Virginia 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of January, 1999.

Notary Public

My Commission Expires:
My Commission Expires NOV. 24, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11296 PAGE 245

56

02527 79

IDENTIF. A REFERENCE

96 DEC -5 AM 8:03

ELIA [illegible] CISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
JANICE S. CLINKENBEARD
509 Thomas Jefferson Circle
Madison, TN 37115

BOOK 10280 PG 969

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, **VIRGINIA H. SMITH,** currently residing in Davidson County, Tennessee, in the event I am incapacitated or disabled and such disability is certified by me or by my attending physician in writing, then by these presents do jointly make, constitute and appoint **JANICE S. CLINKENBEARD, 509 Thomas Jefferson Circle, Madison, TN 37115,** Phone: **(615) 868-4531,** my true lawful attorney and my Agent, for me and in my name, place and stead and for my benefit:

1. I hereby incorporate by reference all powers authorized in Section Three of Public Chapter No. 197, Acts of the Tennessee Legislature (1991), being part of the Uniform Durable Power of Attorney Act codified at T.C.A. Section 34-6-101, et. seq.

2. In addition to the foregoing powers, I further authorize my attorney in fact to do the following:

(a) to do business with merchants (including charge purchases) and banks, and particularly to instruct my bank with regard to my investment accounts, to endorse all checks and drafts made payable to my order and collect the proceeds; to sign in my name checks on all accounts, to enter safe deposit boxes, to open accounts in my name or in my attorney's name as my attorney in fact; to make such payments and expenditures as may be necessary for my benefit in connection with any of the foregoing matters or with the administration of my affairs;

(b) to renounce and disclaim any property or interest in property or powers to which for any reason and by any means I may become entitled, whether by gift, testate or intestate succession; to release or abandon any property or interest in property or powers which I may now or hereafter own, including any interests in or rights over trusts (including the right to alter, amend, revoke or terminate) and to exercise any right to claim an elective share in any estate or under any will. In exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property; provided, however, that my Agent shall make no disclaimer that is expressly prohibited by other provisions of this instrument;

(c) to execute a revocable trust agreement with such trustee or trustees as my Agent shall select, which trust shall provide that all income and principal shall be paid to me, to some person for my benefit or applied for my benefit in such amounts as I or my Agent shall request or as the trustee or trustees shall determine, and that on my death any remaining income and principal shall be paid to my personal representative, and that the trust may be revoked or amended by me or my Agent at any time and from time to time; provided, however, that any amendment by my Agent must be such that by law or under the provisions of this instrument such amendment could have been included in the original trust agreement; to deliver and convey any and all of my assets to the trustee or trustees thereof; to add any or all of my assets to such a trust already in existence at the time of the creation of this instrument or created by me at any time thereafter, and for the

purpose of funding any trust, to enter and remove any of my cash or property from any safe-deposit box of mine (whether the box is registered in my name or jointly with one or more other persons);

(d) to make gifts, grants or other transfers without consideration either outright or in trust to such persons or charitable organizations as my Agent shall select; provided, however, that my Agent shall not make any gifts that are not excluded from gift tax by qualification as a charitable deduction or by my federal gift tax annual exclusion and this annual right shall be noncumulative and shall lapse at the end of each calendar year.

3. I hereby give and grant to my said attorney full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney may do pursuant to this power. A photocopy of this instrument shall be given full effect.

If **JANICE S. CLINKENBEARD** shall be unavailable, unable or unwilling to serve or continue to serve as my attorney in fact for any reason, then I make, constitute and appoint **Mark H. Smith, 115 Donald Street, Nashville, TN 37138.** Phone: **(615) 262-1015.**

Pursuant to Tennessee Code Annotated Section 34-6-101, et. seq., this Power of Attorney shall remain in full full force and effect, regardless of my disability or incapacity, until there is recorded in the Register's Office, Davidson County, Tennessee, a written revocation duly signed by me.

IN WITNESS WHEREOF, I have executed this instrument on the 18 day of July, 1996.

Virginia H. Smith
VIRGINIA H. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia H. Smith, a Notary Public of said County and State, **VIRGINIA H. SMITH,** 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 for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 1996.

Virginia H. Clinkenbeard
Notary Public

My Commission Expires:

7/24/99

Specimen Signature of Agent:

Janice S. Clinkenbeard

AGENT: Janice S. Clinkenbeard
Address:
509 Thomas Jefferson Circle
Madison, TN 37115

[redacted]4-1281
Social Security Number

[redacted]8-4531
Phone Number

Mark Smith

SUCCESSOR AGENT:
Mark H. Smith
115 Donald Street
Nashville, TN 37207

[redacted]-1967
Social Security Number

262-1015
Phone Number

2165 12/05 0101 03CHECK 12.00

2453 01/13 0101 03CHECK 22.00