BOOK 11569 PAGE 147

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IDENTIFICATION & REFERENCE

MAIL ENV.

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REGISTER'S OFFICE
DAVIDSON CO. TN.

LEGIBILITY OF WRITING, TYPING OR
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QUIT CLAIM DEED

LOUISE HOLMES SMITH, AKA LOUISE H. SMITH, party of the First Part, grantor hereby quit claims to **LOUISE HOLMES SMITH, trustee, or successor trustee(s) of the LOUISE HOLMES SMITH TRUST DATED APRIL 6, 1999, A Revocable Living Trust**, party of the Second Part, grantee:

Grantee's mailing address: 303 McMillin Street, Nashville, TN 37203

WITNESSETH, That the said 1st party of the First Part, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations paid by the said 2nd party of the Second Part, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIM unto the said 2nd party of the Second Part, the following described Real Estate, situated in the County of Davidson and State of Tennessee, to-wit:

PARCEL I: Map No: 070-04-0 Parcel No: 081.02

Being a part of Block "A" on the Map of Dewey Heights Subdivision, as of record in Book 161, page 94, Register's Office for said County, and being designated as Tracts 3 and 4 on the unrecorded Map of a Subdivision of part of Block "A" and "B" for Edith R. Howse Wright made by John M. Sullivan, dated May 13, 1958, as follows:

BEGINNING at a point in the northwesterly margin of Manila Street at the corner of Lots 2 and 3; being 100 feet northeast from the northerly margin of a 30 foot unnamed Street; thence with the margin of Manila Street, north 47° 45' east 84.2 feet to a point; thence north 36° 26' east 15.8 feet to the corner of Lots 4 and 5; thence with the line between said lots, north 49° 59' west 199.4 feet to a point; thence south 52° 54' west 100 feet to the corner of Lots 2 and 3; thence with the line between Lots 2 and 3, south 49° 31' east 211.7 feet to the point of beginning.

Being the same property conveyed to Louise H. Smith by deed recorded in Deed Book 3649, Page 169 in the Register's Office of Davidson County, Tennessee.

PARCEL II: Map No: 081-16-0 Parcel No: 593.0

The easterly 20 feet of Lot 17 and the westerly 10 feet of Lot 16 on the Map of B.W. Hall's Plan of Lots, of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 30 feet on the north side of Jackson Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to LOUISE HOLMES SMITH by deed recorded in Deed Book 5103 page 399 in the Register's Office of Davidson County, Tennessee.

PARCEL III: Map & Parcel No: 92-8-34; 92-8-49; 92-8-50; 92-8-51; 92-8-52; 92-9-53; and 92-8-54

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 134 on the plat of Judge John McNairy's Mansion House Tract, as of record on the front fly leaf of Book No. 9, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jo Johnson Avenue, formerly Line Street, 120 feet east of the Easterly margin of 16th Avenue North, formerly Park Street; thence with the northerly margin of Jo Johnson Avenue, eastwardly 60 feet to the westerly margin of an alley; thence with said alley northwardly 177 feet to the southerly margin of another alley; thence with the last mentioned alley, westwardly 60 feet; thence southwardly 177 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being the lot marked "Gibson" and three lots marked Parrish lying between Lots Nos. 131 and 132 and on the Plan of the unsold lots in West Nashville, of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Jo Johnston, formerly Line Street 100 feet west of the west margin of 14th Avenue North; thence northerly parallel to the west margin of 14th Avenue North, 177 feet to the south margin of an alley; thence with the margin of said alley, westerly 200 feet to a point; thence southerly 177 feet to the north margin of Jo Johnston Avenue; thence with the margin of the same, easterly 200 feet to the point of beginning.

Included, in but excluded from the above described property, is a parcel of land conveyed by Gertrude P. Kemper, to Walter M. Parrish by deed of record in Book 1977, page 477, Register's Office for Davidson County, Tennessee, and described as follows:

Being part of the middle of three lots designated D.M. Parrish on the Map of Samuel Watkins Estate Property, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and laying on the northerly side of Jo Johnston Avenue between 14th Avenue North, and 15th Avenue North and further known as part of Lot No. 14 of the Samuel Watkins Property, described in a survey made by B.F. Woodard, County Surveyor June 28, 1867, not of record, as follows:

Beginning at a stake on the southerly margin of an alley at a point north 65 deg. east 20.8 feet from the northeast corner of the westerly lot of said three lots aforesaid, also the northwest corner of the said middle lot of said three lots; thence with the southerly margin of said alley, North 65 deg. east 16.2 feet; thence south 25 deg. East 27.4 feet to an iron pin; thence South 65 deg. West 16.2 feet to an iron pin; thence North 25 deg. West 27.4 feet to the beginning.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 132 on the plan of the Real Estate of Samuel Watkins deceased, as of record in Book 57, page 13, Register's Office for said County.

Said Lot No. 132 fronts 50 feet on the northerly side of Jo Johnston, formerly Line Street, and runs back between parallel lines, 177 feet to an alley.

TRACT 4:

Land in Davidson County, Tennessee, described as follows:

There are three lots fronting 50 feet each on Jo Johnston Avenue formerly Line street, same fronting on the north side thereof and between 14th Avenue North and 15th Avenue North, and each of said lots being designated by the name "D.M. Parrish" on the map of the Samuel Watkins Estate Property of record in Book 57, page 13, of the Register's Office for said County; said three lots adjoining each other and the easterly lot lying along the westerly line of lot number 132 in said subdivision; the property herein conveyed being part of the middle one of said three lots designated "D.M. Parrish", as aforesaid and particularly described as follows:

Beginning at a stake on the south margin of an alley, said beginning point is north 65 degrees east 20.8 feet from the north east corner of the westerly lot of said three lots, aforesaid, also the north west corner of the said middle of said three lots; thence with the south margin of said alley north 65 degrees east 16.2 feet; thence south 25 degrees east 27.4 feet to an iron pin; thence south 65 degrees west 16.2 feet to an iron pin; thence north 25 degrees west 27.4 feet to the beginning.

Being the same four tracts conveyed to Louise Holmes Smith by recorded in Deed Book 10451, page 327 in the Register's Office of Davidson County, Tennessee.

PARCEL IV: Map No: 92-12 Parcel No: 321

Land in Davidson County, Tennessee, being part of lot No. 50 and part of Hynes Street (now closed) on the Plan of McMillin's Subdivision of the Old Prison Lands, as of record in Book 161, page 119, Register's Office for said County, described together as follows:

Beginning on the westerly margin of McMillin Avenue, at the corner of lots Nos. 50 and 51; thence with said Avenue, northwardly 43 feet; thence westwardly 101.8 feet to the easterly margin of an alley; thence with said alley, southwardly 48 feet to the line between said lots Nos. 50 and 51; thence with the line between said two lots, eastwardly 101.8 feet to the beginning.

Being the same property conveyed to Andrew M. and Sindia A. Holmes, now deceased by deed from Louise Holmes Smith and Joe Smith of record in Book 1581, Page 165 on record in the Register's Office of Davidson County, Tennessee.

Also the same property devised to Louise M. Smith by will of Andrew M. Holmes opened in Probate of Davidson County, Tennessee April 2, 1991 on file in Will Book 174, Page 527 in Davidson County, Tennessee.

Grantor(s) hereby reserves a life estate in the above described premises.

Exempt from transfer tax under Tennessee Annotated Code 67-4-409a3F

Dated this 3rd day of June, 1999.

Louise Holmes Smith
LOUISE HOLMES SMITH, AKA LOUISE H. SMITH

STATE OF TENNESSEE)
) **SS:**
COUNTY OF DAVIDSON)

ACKNOWLEDGMENT

Personally came before me this 3rd day of June, 1999, the above named LOUISE HOLMES SMITH, AKA LOUISE H. SMITH, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Stephen L Meyer
Tennessee, Notary Public
Davidson County, Tennessee
My Commission Expires 5-26-02

This instrument was drafted by Nationwide Legal Service, Of Counsel: Stephen L. Meyer, Attorney-at-Law, 1112 Draughon Avenue, Nashville, Tennessee 37204

Send tax bills and return deed to LOUISE HOLMES SMITH, 303 McMillin Street, Nashville, TN 37203

STEPHEN L. MEYER NOTARY PUBLIC DAVIDSON

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