(New Owner)
SEND TAX BILLS TO

J. Michael Smallcombe
3613 Meadowbrook Avenue
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY

J. TIMOTHY STREET
Attorney at Law
238 Public Square
Franklin, TN 37064

Based on information
provided by the parties

104-05
276

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title pursuant to a Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee, under Case No. 98D747, and no monetary consideration, I, Melissa Ruth Hall-Smallcombe convey to J. Michael Smallcombe all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 450 and the easterly part of Lot No. 449 on the plan of The Richland Realty Company's Division "C" as of record in Plan Book 421, page 31, Register's Office for Davidson County, Tennessee.
>
> SAID Lot NO. 450 and the westerly part of Lot No. 449 fronts 60 feet on the southerly margin of Meadowbrook Avenue and extends back 301 feet on the easterly line and 325 feet on the westerly line to a dead line (alley) in the rear measuring 72.3 feet thereon.
>
> BEING the same property conveyed to J. Michael Smallcombe, a single person, by Deed from Larry Ben Gullage, Jr. and wife, Mary Margaret Gullage, of record in Book 9264, Page 741, Register's Office for Davidson County, Tennessee.
>
> Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to a 20 foot easement for storm, sewer and/or sanitary sewer purposes with a temporary easement for construction purposes lying 10 feet adjacent, parallel and on either side, of record in Book 5149, page 198, said Register's Office, any and all matters shown on the herein referenced Plan of record in said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3613 Meadowbrook Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever;

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of April, 2001.

Melissa Ruth Hall-Smallcombe
MELISSA RUTH HALL-SMALLCOMBE

Davidson County DEEDQC
Recvd: 04/06/01 09:23 2pgs
Fees:10.00 Taxes:0.00

20010406-0033728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA RUTH HALL-SMALLCOMBE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 01/31/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et seq., of the Tennessee Code Annotated.

Melissa Ruth Hall-Smallcombe
MELISSA RUTH HALL-SMALLCOMBE

Sworn to and subscribed before me this the 6th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 01/31/04