This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3432 Lebanon Road
Hermitage, TN 37076
PH: (615) 883-4998

FROM: THE ESTATE OF KAREN LEGREIDE SMITH
SHANNON LYN CARLTON, EXECUTRIX

TO: JOHN P. BROWN, III, TRUSTEE

Davidson County DEEDQC
Recvd: 08/10/01 10:05 3pgs
Fees:22.00 Taxes:0.00
20010810-0086187

AND

FROM: JOHN P. BROWN, III, TRUSTEE

TO: SEAN THOMAS SMITH AND SHANNON LYN CARLTON

ADDRESS NEW OWNER:
SHANNON LYN CARLTON
4000 ANDERSON ROAD
NASHVILLE, TN 37217

SEND TAX BILLS :
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
2D 59607
136-3A-27

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ($10.00) DOLLARS and pursuant to the Last Will and Testament of Karen LeGreide Smith, on file with the Probate Court Clerk's Office for Davidson County, Tennessee (Docket No. 01P-133) and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, I, Shannon Lyn Carlton, Executrix for the Estate of Karen LeGreide Smith (a/k/a Karen L. Smith), have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter the Trustee, his successors and assigns, all of said Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, bing Townhouse No. 27, Building No. 13, in a Horizontal Property Regime located on the Plat for Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Karen L. Smith by Warranty Deed dated August 27, 1990, from Fidelity Federal Savings and Loan Association of Tennessee, of record in Book 8187, Page 404, Register's Office for Davidson County, Tennessee. The said Karen L. Smith became deceased on November 12, 2000.

This is improved property located and known as 4000 Anderson Road, Nashville, Davidson County, Tennessee, 37217.

Said property is conveyed subject to such limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

And now I, the said John P. Brown, III, Trustee, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim and convey in fee simple title to Sean Thomas Smith and Shannon Lyn Carlton, as tenants in common with right of survivorship, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 6 day of August, 2001.

SHANNON LYN CARLTON
Executrix for the Estate of
Karen LeGreide Smith

JOHN P. BROWN, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **SHANNON LYN CARLTON**, Executrix of the Estate of Karen LeGreide Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 6th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 7-26-03

LORI L. LEONARD NOTARY PUBLIC AT LARGE DAVIDSON, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III**, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act..

Witness my hand and official seal this the 6th day of August, 2001.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 7-26-03

LORI L. LECHARD NOTARY PUBLIC AT LARGE DAVIDSON, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Sharon Arnold
AFFIANT

Subscribed and sworn to before me this 6th day of August, 2001.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 7-26-03

LORI L. LECHARD NOTARY PUBLIC AT LARGE DAVIDSON, TENN.