PICK-UP

Davidson County DEEDQC
Recvd: 11/01/01 10:26 2pgs
Fees:12.00 Taxes:0.00
20011101-0119220

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
R & S Rental Properties, LLC	Same	Map 96-09-0
2033 Richard Jones Road		Parcel 54
Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

REESE L. SMITH III AND STEPHEN B. SMITH,
each owning a 50% undivided interest

do herewith transfer, quitclaim and convey unto

R & S RENTAL PROPERTIES, LLC,
a Limited Liability Company

hereinafter called the GRANTEE, its heirs and assigns, all our 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:

TRACT I:

The Northerly 80 feet, front, of Lot No. 2 on the Map of Donelson Annex Subdivision, as of record in Book 547, page 196, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 2 fronts 80 feet on the Westerly side of a 30-foot street and runs back 739 feet on the Northerly line and 860 feet, more or less, on the Southerly line, to the right of way of the Lebanon Branch of the N.C. & St.L. Railway, and shows 140 feet, more or less, on said right of way.

TRACT II:

Land in Davidson County, Tennessee, being parts of the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3 on the Map of Donelson Annex Subdivision, as of record in Book 547, page 196, Register's Office for said County, and a triangular strip of land which was conveyed to J.E. Walding and wife, Eula Mae Walding, by deed from Andrew Ewing, Trustee, of record in Book 2340, page 389, Register's Office for said County, described together according to a survey made by T.R. Sanford, Surveyor, dated August 4, 1956, as follows:

Beginning at a point in the easterly margin of Seneca Drive said point being the southwest corner of Lot No. 153, on the Plan of Woodberry Park Subdivision, as of record in Book 2133, page 117, Register's Office for said County; thence South 13 degrees 29 minutes east, with the easterly margin of Seneca Drive, 84.2 feet to a point, said point being the northwesterly corner of Lot No. 36 on the Plan of Meadowview Acres, Section 2, as of record in Book 2083, page 52, Register's Office for said County; thence south 85 degrees 29 minutes east along the northerly Subdivision line of said Meadowview Acres, a distance of 250 feet to a point in the northerly line of Lot No. 38 on the said Plan of Meadowview Acres; thence north 13 degrees 29 minutes west, along a line parallel to the easterly margin of Seneca Drive 84.2 feet to a point; thence 85 degrees 29 minutes west, 250 feet to the easterly margin of Seneca Drive, the point of beginning.

Being the same property conveyed to Reese L. Smith III and Stephen B. Smith, a one-third (1/3) undivided interest, in equal shares, of record in ~~Book~~ * _____, ~~page~~ _____, and Reese L. Smith III, a 1/3 undivided interest, and Stephen B. Smith, a one-third (1/3) undivided interest, by deed of record in Book 4872, page 756, Register's Office for Davidson County, Tennessee.

* 20011101-0119219

WITNESS our hands this 16th day of February, 2001.

REESE L. SMITH III

STEPHEN B. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith III and Stephen B. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of February, 2001.

NOTARY PUBLIC

My commission expires: 5/30/04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $-0-.

Sworn to and subscribed before me this 16th day of February, 2001.

NOTARY PUBLIC

My commission expires: 5/30/04.