This Instrument Prepared By and Return to:
Title Enterprises, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 04/01/02 09:49 3pgs
Fees:16.95 Taxes:0.00
20020401-0038887

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) on this 1st day of March, 2001 cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Vallivan Smith, unmarried,** do hereby bargain, sell, release, remise, quitclaim and convey unto, **Harrison Readus and ~~Vallivan~~ Smith,** all my rights, title and interest in and to the following described real estate, to-wit: VALLIVAN

Exhibit "A"

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 22 day of March, 2002

Vallivan Smith

~~Vallivan~~ Smith
VALLIVAN

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of March, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vallivan Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

April C Nichols
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON

6-21-03
My Commission Expires:

My Commission Expires JUN 21, 2003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of March, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
APRIL G. NICHOLS
WILLIAMSON COUNTY, TENN.
My Commission Expires JUN 21, 2003

Map 119-05-253.00

New Owners:
Harrison Readus and Vallivan Smith
2508 Foster Avenue
Nashville, TN 37211

Send Tax Bills
ABN AMRO Mortgage Group
2600 W. Big Beaver Road
Troy, MI 48084

File #2-020245

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

TRACT I: Lot No. 176 which fronts 50 feet on the East Side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 658, page 204, Register's Office for Davidson County, Tennessee. Said Lot being in Cumberland Nursery Addition.

TRACT II: Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said land is the southerly 8 feet facing Foster Avenue and Lot 177 on the Map of Resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, and being a portion of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5 and 6 Cumberland Nurseries as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee. Commencing at the westerly common corner of Lots Nos. 176 and 177 thence northerly along the easterly margin of Foster Avenue a distance of 8 feet, thence westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to Valliuan Smith, unmarried, from Carol A. Hamilton, now being Carol A. Hamilton Seeley and husband, marty Seeley, by Warranty Deed dated May 26, 1995 and recorded June 8, 1995 in Book 9695, page 300, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 332, page 148, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).