PREPARED BY:
LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
(615) 352-8677

Davidson County DEEDQC
Recvd: 04/11/02 13:25 2pgs
Fees:12.00 Taxes:0.00
20020411-0045052

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Numbers
Eugene S. Smith Scott A. Smith 1407 Village Place Nashville, TN 37220	Same	104-8 382

RECITALS:

By warranty deed dated March 18, 1955, of record in Deed Book 2392, page 377 office of the register for Davidson County, Tennessee, the parcel of realty to which this quitclaim deed relates was conveyed to Robert Green Hargrove and wife, Katie K. Hargrove.

The said Robert Green Hargrove died in Davidson County, Tennessee, in March, 1976, and Katie K. Hargrove became the sole owner of the property as the surviving tenant by the entireties.

The said Katie K. Hargrove died on October 7, 1998 leaving this parcel of realty to her nephew, Eugene S. Smith, by will dated September 6, 1984 and recorded in will book 236, page 388, Office of the Probate Clerk for Davidson County, Tennessee.

It is the intention of Eugene S. Smith by this quitclaim deed to retain a life estate in the said property and to convey the remainder interest to Scott A. Smith.

CONVEYANCE:

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Eugene S. Smith, retaining a life estate, hereby quitclaim, transfer and convey unto Scott A. Smith, his successors and assigns, a remainder interest in the following described tract of land:

> Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O. B. Hayes' Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said county, described as follows:
>
> Beginning on the westerly margin of Villa Place, 160 feet south of the southerly margin of Horton, formerly Weston, Avenue, being C. E. Tomlin and wife's southeast corner; thence westwardly, with the southerly line of the Tomlin lot and parallel with said Horton Avenue, 144 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 60 feet; thence westwardly and parallel with Tomlin's southerly line 144 feet, more or less, to the westerly margin of Villa Place; thence northwardly, with the westerly margin of Villa Place, 60 feet to the beginning.
>
> Being the same property conveyed to Robert Green Hargrove and wife, Katie K. Hargrove, by Warranty Deed from Geraldine Pendleton,

dated March 18, 1955, and recorded in Deed Book 2392, page 377, Office of the Register for Davidson County, Tennessee, the said Robert Green Hargrove and Katie K. Hargrove having since died.

And being the same property devised to Eugene S. Smith under the will of Katie K. Hargrove, or record in Will Book 236, Office of the Probate Clerk for Davidson County, Tennessee.

In witness whereof, the undersigned has executed this quitclaim deed on this 16th day of January, 2002.

Eugene S. Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, Susan Longoria, a Notary Public in and for said County and State, the within named, Eugene S. Smith, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 2002.

Susan Longoria
Notary Public

My Commission Expires: 11-30-02



State of Tennessee
County of Davidson

The undersigned, being first duly sworn, makes oath that no consideration has been given for this quitclaim deed.

Eugene S. Smith
Affiant

Sworn to and subscribed before me this the 16th day of January, 2002.

Susan Longoria
Notary Public
My Commission Expires: 11-30-02

