Davidson County DEEDQC
Recvd: 04/02/03 10:07 2pgs
Fees:12.00 Taxes:0.00

20030402-0043324

This instrument prepared by:
James C. Smith (Owner)
312 Cedarcliff Road
Antioch, Tennessee 37013

ADDRESS OF NEW OWNER
312 Cedarcliff Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
150-9-175

Quitclaim Deed

FOR AND IN CONSIDERATION of Ten Dollars, and other good and valuable considerations, and for the purpose of making a re-conveyance to create a fee simple, Tenancy By The Entirety estate, I ***Donna Rivera,*** by these presents do hereby quitclaim, transfer and convey unto **Laitishia D. Orange**, Trustee, her successors and assigns, all of my right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Being all of Lot no. 103, on the plan of Forest View Park, Phase II, Section V, as shown on survey and plat of same appearing of record in Plat Book 6250, page 458, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna Rivera, by deed from James Clifton Smith, unmarried of record in Book 11574, page 233 recorded in the Register's of Deeds Office in and for Davidson County, Tennessee

This is improved property known as 312 Cedarcliff Road, Antioch, TN 37013

And now, I, the said **Laitishia D. Orange**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **James Clifton Smith**, unmarried, in fee simple, **Tenancy By The Entirety**, and his respective heirs and assigns, the same property conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as appears of record in the Register's Office of Davidson County, Tennessee.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

In Witness Whereof we have hereunto set our hands this 20th day of March, 2003

Donna Rivera

Laitishia D. Orange, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ —0—
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APRIL 2003
Deputy Register

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, Donna Rivera / Laitishia Orange, the undersigned, a Notary Public in and for said State and County, Donna Rivera and Laitishia D. Orange, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Duval County, Florida, this the 31st day of March 2003..

Notary Public

My commission expires: _____

Lavatha Giddens Jones
MY COMMISSION # DD165421 EXPIRES
February 16, 2007
BONDED THRU TROY FAIN INSURANCE, INC.