This instrument prepared by:
Jon R. Turner
Jon R. Turner & Associates, LLC
2700 E. Sunset Road, Suite 6
Las Vegas, NV 89120
PH: 702-938-8900

Davidson County DEEDQC
Recvd: 08/05/03 13:04 3pgs
Fees:17.00 Taxes:0.00
20030805-0110906

639519 BO

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Jeffrey and Jennifer Smith
8236 Canoe Court

Nashville, TN 37221

MAIL TAX STATEMENT TO:
Jeffrey and Jennifer Smith
8236 Canoe Court

Nashville, TN 37221

MAP PARCEL NUMBERS:

Map/Parcel: 126-15-A
Parcel 236

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Jeffrey R. Smith, a married man and joined by his wife Jennifer L. Smith by these presents do hereby quitclaim and convey unto the said Jeffrey R. Smith and Jennifer L. Smith, husband and wife as tenants by the entirety, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

BEING LOT NO. 214 ON A PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE, OF RECORD IN INSTRUMENT NO. 200006220062086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Jeffrey R. Smith by Deed from NVR, Inc. of record in instrument no. 20010725-0079109 in said Register's Office.

This is unimproved (X) property known as 8236 Canoe Court, Nashville, Tennessee 37221
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Recording Requested by
First American Title Insurance Co.

Witness our hand this 21 day of May, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey R. Smith

Jennifer L. Smith

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF DAVIDSON) ss

Personally appeared before me, MARK JACOBS, a Notary Public in and for said County and State, **Jeffrey R. Smith** and **Jennifer L. Smith** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 8236 Canoe Court, Nashville, TN 37221 this 21st day of May, A.D., 2003.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: My Commission Expires JULY 30, 2005

MARK JACOBS NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me this the _____day of _____, 20____

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

N/A

Jon R. Turner
Licensed in Nevada
E-mail jturner@mydeeds.com

LAW OFFICES OF
Jon R. Turner and Associates, LLC
2700 East Sunset Road, Suite 6
Las Vegas, Nevada 89120

Telephone
(702) 938-8900
Fax
(702) 938-8901

ENGAGEMENT LETTER

April 22, 2003

1639519 – First American Title - Lender's Advantage
Jeffrey R. Smith
Site Address: 8236 Canoe Court
Nashville, Tennessee 37221
Davidson County

Document(s) Requested: Quitclaim Deed

Dear Jeffrey R. Smith,

This is to confirm that you have retained our firm to assist you in the preparation of the document referenced in the Document Requested section.

Our engagement is limited to the preparation of the referenced document(s) based upon information which you or your agents have furnished to us, or which has been furnished to us by title companies, North American Deed Company ("NADC") or information secured from public records. Our engagement is limited to assuring that the referenced document(s) are in the proper form for the jurisdiction in which they are to be recorded and that the instruments, when recorded or filed, will substantially accomplish their stated purpose.

In connection with the preparation of these documents we are not performing an examination of title and are not giving advice with respect to the suitability of the transaction to your circumstances. Transactions involving real property can involve tax, estate planning, family planning and other considerations. This letter represents a binding contract, which limits our obligations to you. If you wish advice with respect to this letter or anything mentioned in this letter or any documents, which we prepare, you should contact us or should consult with an attorney of your choice prior to signing the referenced document(s).

You agree to cooperate with us in performing our services by furnishing requested information and by executing correcting documents if required. You authorize us to disclose information that we may learn during our representation to lenders, title companies, escrow agents and NADC and authorize those companies to provide information to us and authorize us to rely on such information.

We are unaware of any conflict of interest associated with this representation. If we determine in the future that a conflict of interest exists by virtue of our representation we may be precluded from continuing to represent you and we reserve the right to withdraw from this representation in that event. In such a case, we will make a good faith effort to assist you in obtaining new counsel. Similarly, if in the future, you become aware of any facts that suggest the existence of a conflict of interest, please promptly call this to our attention.

We contemplate using the services of NADC to assist in the preparation of deeds and other documents, in gathering the information needed to prepare such deeds and other documents, and for related administrative tasks in connection with our representation. The firm, along with attorney(s) licensed in the state where the property is located has approved the form of the referenced document(s).

By signing either this engagement letter or the referenced document(s), you accept the terms of our limited engagement as outlined above. Once signed, please return this letter by mail or by fax. If you are working with a closing agent or title company, please return the signed engagement letter to them, as they will forward the signed document to us. We look forward to working with you in this matter.

Very truly yours,

Jon R. Turner

Agreed to and accepted this 21 day of May, 2003

Jeffrey R. Smith Jennifer L. Smith
Client Signature

Jeffrey R. Smith Jennifer L. Smith
Client Name PRINTED or Typed