QUITCLAIM DEED
TRANSFER OF REAL PROPERTY AND CREATION OF LIFE ESTATES FOR THE BENEFIT OF EDGAR DOW SMITH, Jr., EMILY JOHNSON SMITH AND DOW TAYLOR SMITH

QUITCLAIM DEED

Pursuant to the provisions of paragraph 4.(b) of the certain Marital Dissolution Agreement filed with Case No. 00D-2947 in the Fourth Circuit Court for Davidson County, Tennessee, entered into by and between Edgar Dow Smith, Jr. and Emily Johnson Smith on the 26th day of November, 2002, **I, Edgar (Edd) Dow Smith** reserving a Life Estate in Myself and, reserving a consecutive Life Estate in Emily Johnson Smith, if she survives me, not to commence prior to my death, by these presents do hereby Quitclaim all my current rights and interests, and any future interests to which I may be become entitled, and convey the same to Dow Taylor Smith, in two (2) parcels of land in Davidson County, Tennessee, hereinafter described as follows, TO-WIT:

1. Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gregory Heights, Section 3, of record in Plat Book 4595, page 101, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description. Being the same property conveyed to Edd Smith by Deed of record in Book 5373 page 649, said Register's Office. This is improved property known as 325/327 McKennel Drive, Nashville, TN 37206, and

2. *Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gregory Heights, Section 3, of record in Plat Book 4595, page 101, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal*

Davidson County DEEDQC
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description. Being the same property conveyed to Edd Smith by Deed of record in Book 5373, page 655, said Register's Office. This is improved property known as 329/331 McKennel Drive, Nashville, TN 37206.

Said Life Estates shall be subject to the Common and Statutory Laws of Tennessee respecting Waste, Nuisance, Riparian Rights, together with any land use regulations imposed by local, state, or federal governmental authority. Each Life Tenant shall pay all taxes, levies, insurance premiums and maintenance costs which shall accrue on these said properties, and make reasonable efforts to assure that the properties are occupied by suitable tenants in order to preserve their condition and value for the benefit of the Remainderman, Dow Taylor Smith, of 115 Woodland Drive, Smyrna, TN 37167

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of DECEMBER, 2002.

Grantor and First Life Tenant: EDGAR (EDD) DOW SMITH, JR.

STATE OF TENNESSEE, COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Edd Smith, 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 PURPOSE THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Brentwood, TENNESSEE, THIS 16th DAY OF December, 2002.

COMMISSION EXPIRES: 7-7-04

RACHAEL R. SAFLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

NOTARY PUBLIC

I, Emily Johnson Smith, reserving a Life Estate in Myself contingent upon surviving Edgar Dow Smith, by these presents do hereby Quitclaim all my current rights and interests and any future interests to which I may be become entitled in excess of said Life Estate in the said two (2)

EDS

parcels of land as herein specified, and convey the same rights and interests to Dow Taylor Smith.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of April, 2003.

Emily J. Smith

Grantor and Second Life Tenant: EMILY JOHNSON SMITH

STATE OF TENNESSEE, COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Emily J. Smith, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TENNESSEE, THIS 16th DAY OF April, 2003.

COMMISSION EXPIRES: 7-29-06

NOTARY PUBLIC

IN ACCEPTANCE WHEREOF I have hereunto set my hand on this the 16TH day of Dec, 2002.

Dow Taylor Smith

Grantee and Remainderman: DOW TAYLOR SMITH

STATE OF TENNESSEE. COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Dow Smith, 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 PURPOSE THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Smyrna, TENNESSEE, THIS 16th DAY OF December 2002.

COMMISSION EXPIRES: 1/30/04

NOTARY PUBLIC

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 28 DAY OF January 20 04

Deputy Register

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