Davidson County DEEDQC
Recvd: 02/04/04 11:14 4pgs
Fees:22.00 Taxes:0.00

20040204-0013599

This instrument prepared by:
Sheila McCord, an employee of
First American Title Insurance Company
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-422782**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **Twenty-third day of January, 2004**, by and between **Anne Gallaher-Smith**, a **married woman**, party of the first part, and **Anne Gallaher-Smith and Albert Allen Smith**, a **wife and husband**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty** Deed of record in: Book , Page No. or Instrument No.: **20020520-0061457** in said Registor's office.

X The property is improved with an address of: **319 Harvard Ave., Nashville, Tennessee 37205**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Anne Gallaher Smith

Anne Gallaher-Smith

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, **the undersigned Notary** (name of notary public), **Anne Gallaher-Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this **Twenty-third day of January, 2004.**

Notary Public

My Commission Expires: 11-24-07

STATE OF **Tennessee**

COUNTY OF **Davidson**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$10.00** .

Affiant

Subscribed and sworn to before me this the **Twenty-third day of January, 2004.**

Notary Public

My Commission Expires: 11-24-07

FRANCINE PAYNE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires NOV. 24, 2007

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
104-5-151

NAME AND ADDRESS OF A PROPERTY OWNER:
Anne Gallaher-Smith and Albert Allen Smith
319 Harvard Ave.
Nashville, TN 37205

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
SAME AS ABOVE

EXHIBIT 'A'

Land in Davidson County, TN, being Lot No. 381 on the Map of Richland Realty Co.'s Division "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.