This instrument was prepared by:
John J. Hollins, Sr., Esquire
Hollins, Wagster & Yarbrough, P.C.
Suite 2210 SunTrust Center
424 Church Street
Nashville, TN 37219

PICK-UP

Davidson County DEEDQC
Recvd: 02/10/04 15:05 2pgs
Fees:12.00 Taxes:0.00
20040210-0016150

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Mr. M. Lee Smith 3431 Golf Club Lane Nashville, Tennessee 37215	Same	Map: 117-7-F Parcel: 23.00 CO FB 07DA 92045

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00)

Billie Ann Smith

Sworn to and subscribed before me this 5th day of February, 2004.

Notary Public

My commission expires:

3/26/05

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Marshall Lee Smith vs. Billie Ann Smith,* Docket No. 99D-2832, Billie Ann Smith has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Marshall Lee Smith, his heirs, successors, and assigns, all her right, title and interest, marital or otherwise, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 23, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the supplementary

Declaration to the aforementioned Master Deed of record in Book 6912, page 158, said Register's Office.

Being the same property conveyed to M. Lee Smith by Warranty Deed from Virginia Faxon Payne, Unmarried, of record under Instrument No. 200009010087010, said Register's Office.

This is improved property known as 3431 Golf Club Lane, Nashville, Tennessee 37215.

WITNESS my hand this 5th day of February, 2004.

BILLIE ANN SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie McCarty, a Notary Public in and for said County and State, the within named Billie Ann Smith, the bargainor, with whom I am personally acquainted, (or proved herself to be upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of February, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires:
3/26/05

ksr
1/14/04