THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $0.00. **Affiant** Subscribed and sworn to before me, this 6th day of January, 2004. **Notary Public** My Commission Expires: 5/16/05
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22145-12-2003** **9B**	

Davidson County DEEDQC
Recvd: 02/19/04 15:02 2pgs
Fees:12.00 Taxes:0.00

20040219-0019451

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Don B. Smithson 6517 Windyhill Court Brentwood, TN 37027	New Owner	Map No./Parcel No.: 173-9-A-149.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Susan E. Smithson**, ("Grantor"), does hereby quitclaim, transfer and convey unto **Don B. Smithson**, ("Grantee"), his heirs and assigns of all her right, title and interest in the real property in *Davidson County, State of Tennessee*, and more particularly described on Exhibit "A" hereto.

This is Unimproved property known as **Lot 201 Lenox Village II, Nashville, TN,** .
Lot 207 Lenox Village II, Nashville, TN.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2004.

Susan E. Smithson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan E. Smithson**, the bargainor, 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 purposes therein contained.

Witness my hand, at office, this 28th day of January, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT 22, 2007

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot Nos. 201 and 207 on the Plan of Section Two, Lenox Village II, as of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Don B. Smithson and wife, Susan E. Smithson by deed dated 12/16/03 from Lenox Village II, LLC, a Tennessee limited liability company, of record in Instrument No. 20031229-0183126 and in Instrument No. 20031223-0182665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826; and amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4) Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No.20020412-0045831 , Register's Office for Davidson County, Tennessee.
5) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825; and amended in Instrument No. 20021226-0158459 , Register's Office for Davidson County, Tennessee.
6) Easement for the flow of a creek across the subject premises.
7) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
8) All matters appearing on the Plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee.
9) Rights of upper and lower riparian owners in and to the waters of an unnamed tributary of Mill Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
10) Storm water detention agreement of record in Instrument No.20020628-0078164, Register's Office for Davidson County, Tennessee.