THIS INSTRUMENT PREPARED BY:
D. W. McMackin
215 Ward Circle, Suite 104
Brentwood, TN 37027

PICK-UP

Davidson County DEEDQC
Recvd: 03/16/04 08:53 2pgs
Fees:12.00 Taxes:0.00
20040316-0029587

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kenneth Andrew Smith 3500 Huntland Drive Whites Creek, TN 37189	Same	Map & Parcel No. 014-046.01

This quitclaim deed made and entered into on this the 28th day of February, 2004, between Betty J. Smith, hereinafter referred to as Grantor, and Kenneth Andrew Smith and wife, Margie F. Smith, hereinafter referred to as Grantees:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto the Grantees, Betty J. Smith, does hereby quitclaim unto Kenneth Andrew Smith and wife, Margie F. Smith, their heirs and assigns, all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

> A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:
>
> Being Lot No. 29 on a survey of Division No. 1, H. T. Hays Tract, described according to a survey made by D. E. Boner, and E. Medlin, Surveyors, April 12, 1963, as follows:
>
> Beginning at a point on the westerly margin of Bidwell Road, north 2° 30' east 4450 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2° 30' east 150 feet; thence north 87° 30' west 791.65 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 791.65 feet to the beginning, containing 2.72 acres, more or less.
>
> Being the same property conveyed to Joe A. Smith and wife, Betty J. Smith, by warranty deed from James H. Barton and wife, Nerine D. Barton, dated April 22, 1970, of record in Book 4412, page 575, Register's Office, Davidson County, Tennessee. The said Joe A. Smith is now deceased.

The above legal description is identical to the legal description in the previous deed of record.

This is ~~unimproved~~ Unimproved property, located at ~~7275~~ Bidwell Road, Joelton, Tennessee 37080-8612.

This conveyance is made subject to Restrictive Covenants of record in Book 3572, page 3, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 28th day of February, 2004.

Betty J. Smith
BETTY J. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty J. 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2004.

D. W. McMACKIN
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual monetary consideration for this transfer is NONE.

Kenneth A. Smith
AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2004.

D. W. McMACKIN
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

NOTARY PUBLIC
My Commission Expires _____