This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080

Davidson County DEEDQC
Recvd: 04/05/04 13:32 2pgs
Fees:12.00 Taxes:0.00
20040405-0038159

New owner:	Send tax bills to:	Map/Parcel Nos.:
LADY CLAIRE SCHMIDT 6401 CLARKSVILLE HWY. JOELTON, TENN. 37080	SAME	Map 21 Parcel 66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

Lady Claire Schmidt
LADY CLAIRE SCHMIDT

Subscribed, sworn and acknowledged before me this 30th day of March, 2004, by Lady Claire Schmidt, known to me personally or whom provided sufficient proof of her identity.

Joe F Gillespie Sr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/2004

NOTARY PUBLIC AT LARGE STATE OF TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS)**, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, LADY CLAIRE SCHMIDT,** while reserving a life estate for myself, have this day remised, released and quit claimed unto **RANDALL SCHMIDT** all my right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a spike in the margin of Old Clarksville Highway; thence South 53 degrees East 48.9 feet to an iron pin; thence South 86 degrees East 165 feet to an iron pin; thence South 1 degree 29' West 450 feet to an iron pin; thence North 62 degrees 27' East 113 feet to an iron pin; thence North 31 degrees 54' West 115 feet to an iron pin; thence South 57 degrees 07' West 200 feet to an iron pin; thence North 11 degrees 56' West 304.8 feet to an iron pin; thence North 38 degrees 54' East 102 feet to an iron pin; thence South 80 degrees 50' East 100 feet to an iron pin; thence

North 23 degrees East 95.4 feet to an iron pin in the southerly margin of Old Clarksville Highway; thence continuing in the same direction 25 feet to the spike in Old Clarksville Highway being the point of beginning and containing 3.09 acres, more or less.

BEING the same property conveyed from Emma Lou Ford, Kenneth Warren Felts, and James R. Felts, co-executors under the Will of Stella Felts, deceased, to Steve Schmidt, deceased, and wife Lady Claire Schmidt, of record, in Book 6811, Page 298, Davidson County Register of Deeds Office.

Said conveyance is made while expressly reserving a life estate in myself, Lady Claire Schmidt.

WITNESS MY HAND.

Lady Claire Schmidt
LADY CLAIRE SCHMIDT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the above County and State, the bargainor Lady Claire Schmidt, to me personally known (or who provided sufficient proof of their identity), and who acknowledged he executed the foregoing instrument for the purposes recited therein.

WITNESS MY HAND AND SEAL THIS 30th **DAY OF** March **, 2004.**

Joe T. Gillespie, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/2004

NOTARY PUBLIC AT L... STATE OF T...