This instrument was prepared by information furnished by the parties herein.
No Warranty of Title is either expressed or implied.

Davidson County DEEDQC
Recvd: 05/12/04 15:37 2pgs
Fees:12.00 Taxes:0.00
20040512-0055352

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Clifton Smith & Michael Todd Trent 312 Cedarcliff Road Antioch, TN 37013	SAME	Map 150.09 Parcel 175

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **James Clifton Smith, unmarried**, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Michael Todd Trent, unmarried, and James Clifton Smith, unmarried, as Tenants in Common with Right of Survivorship**, hereinafter referred to as Grantee(s), his heirs and assigns, all his right, title, and interest in and to the following described tract of land.:

See attached Exhibit "A" for legal description which is incorporated herein by reference

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 312 Cedarcliff Road, Antioch, TN 37013

WITNESS my hand, this the 6th day of May, 2004.

James Clifton Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Clifton Smith, unmarried, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 6th day of May, 2004.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

My Commission Expires: 11-26-2005

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 6th day of May, 2004.

My Commission Expires: 11-26-2005

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

EXHIBIT "A" - LEGAL DESCRIPTION

BEING ALL THE LOT NO. 103 ON THE PLAN OF FOREST VIEW PARK, PHASE II, SECTION V, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 6250, PAGE 458, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES CLIFTON SMITH, UNMARRIED BY DEED FROM EDWARD C. SEDDON, UNMARRIED, DATED JULY 28, 1995, OF RECORD IN BOOK 9753, PAGE, 136, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO DONNA RIVERA IN BOOK 11574, PAGE 233, SAID REGISTER'S OFFICE. PROPERTY FURTHER CONVEYED TO JAMES CLIFTON SMITH BY QUITCLAIM DEED FROM DONNA RIVERA IN INSTRUMENT NUMBER 20030402-0043324, BEING CORRECTED IN INSTRUMENT NUMBER 20031215-0178720, DATED NOVEMBER 20, 2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.