This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDQC
Recvd: 10/07/04 16:08 2pgs
Fees:12.00 Taxes:0.00
20041007-0121536

ADDRESS NEW OWNER:
Mark Driver
3698 Hwy 49 E
Charlotte, TN 37036

SEND TAX BILLS TO:
Same

MAP: 82-13
PARCEL: 30

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, Niva Smith (formerly Niva Thompson), hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **Mark Driver**, hereinafter called the Grantee, his heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEING part of Lot No. 183 in McNairy's Mansion House Tract, described as follows: BEGINNING on the southerly side of Haslam Street about 208 feet westerly from the westerly margin of Ninth Avenue North, formerly McLemore Street, being John W. Coffer's northwest corner; thence, with his westerly line, southerly 129 feet to the northerly margin of an alley; thence, with said alley, westerly 25 feet; thence northerly parallel with the first line 129 feet to the southerly margin of Haslam Street; thence, with the southerly margin of said street, easterly 25 feet to the beginning.

BEING a part of the same property conveyed to J. R. Blacksmith and wife, Olivia Blacksmith, by deed from Elmer Askins, of record in Book 1577, Page 215, Register's Office for Davidson County, Tennessee. The said J. R. Blacksmith predeceased Olivia Blacksmith, and she acquired the entire fee as surviving tenant by the entirety. Olivia Blacksmith died testate, a copy of her Will being of record in Will Book 131, Page 300, Probate Clerk's Office for Davidson County, Tennessee. Under said Will, the above described property was devised to the undersigned, Kelley Driver, a one-third interest, B. H. Driver, a one-third interest, and Mabel Nichol, a one-third interest; provided, however, that if any of the three predeceased the Testatrix, the share, or shares, which would have gone to the one, or ones, so predeceasing the Testatrix shall go to the survivor or survivors of the three. B. H. Driver predeceased the Testatrix, therefore the undersigned, Kelley Driver, and Mabel Nichol each receiving a one-half undivided interest in said property and the same property in which Kelley Driver conveyed one-fourth interest to Niva Thompson by deed of record in Book 9614, Page 855, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of either of the parties.

Deed information provided by the parties.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 1st day of October, 2004.

Niva Smith

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Niva Smith, the bargainor, with whom I am personally acquainted, and who acknowledged that she has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ASHLAND CITY, Tennessee, this 1ST day of OCTOBER, 2004.

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 1/26/08

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2004.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 1/26/08

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.