40-A

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 10/12/04 16:12 2pgs
Fees:12.00 Taxes:0.00

20041012-0123111

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Carol A. Smith	SunTrust Mortgage, Inc.	MAP 108-7-B
310 Timberway Circle	P.O. Box 305110	PARCEL 88 CO
Nashville, TN 37214	Nashville, TN 37230-5110	

KNOW ALL MEN BY THESE PRESENTS that Carol A. Smith, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto Carol A. Smith, unmarried, and Rebecca A. Evans and husband, Kyle M. Evans, as joint tenants with the right of survivorship, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows.

Being Unit No. 88 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and in Instrument of Clarification in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Timberlake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Richard C. Smith and wife, Carol A. Smith, by deed from Security Federal Savings and Loan Association of Nashville of record in Book 8056, page 901, said Register's Office. The said Richard C. Smith having since died.

This is improved property known as 310 Timberway Circle, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of October, 2004.

Carol A. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carol A. Smith, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005