3rd
Pg 3
GH

Davidson County DEEDQC
Recvd: 12/01/04 12:05 3pgs
Fees:17.00 Taxes:0.00
20041201-0142917

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2526343 11/22/04 /gh

PICK-UP

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Kevin T. Smith and Eleanor S. Smith 3001 Oakland Avenue Nashville, Tennessee 37212	Same	Map/Parcel: 117-08-0-049.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and in order to create a tenancy by the entirety with my wife, Eleanor S. Smith, I, KEVIN T. SMITH, pursuant to T.C.A. Section 66-1-109 do hereby quitclaim and convey unto myself, KEVIN T. SMITH, and my wife, ELEANOR S. SMITH, as tenants by the entireties, the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 3001 Oakland Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22nd day of November, 2004.

Kevin T. Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kevin T. 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

Delores Richardson
Notary Public

My Commission Expires:
9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Eleanor Smith
Eleanor S. Smith

Subscribed and sworn to before me
this 29th day of November, 2004.

Delores Richardson
Notary Public

My Commission Expires:
9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being the easterly or rear part of Lot No. 17 on the Map of Belmont Terrace Re-Subdivision Annex No. 1 of record in Book 421, page 182, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers, Surveyors, May 3, 1955, as follows

Beginning at the northeast corner of said lot in the southerly margin of an alley; thence westerly crossing what is proposed to be the west margin of Oakland Avenue at 25.0 feet, a total distance of 150.0 feet to a point; thence south 7 degrees 45 minutes west 63.0 feet to an iron pin; thence south 73 degrees east 150.0 feet to the common easterly corner of Lots 17 and 18; thence along the easterly line of Lot 17, northerly 75.0 feet, more or less, to the point of beginning.

Included herein but excluded herefrom is a portion of the premises included with the right-of-way of the proposed Oakland Avenue described according to a survey by Hickerson-Miller, Surveyors, October 8, 1957, as follows:

Beginning at the common rear corner of Lot Nos. 17 and 18 on the above described plan; thence westerly along the line between said Lots 25.0 feet; thence northerly 74.3 feet to an iron pin in the northerly margin of Lot No. 17, being the southerly margin of an alley; thence south 78 degrees 30 minutes east along said alley, 25.0 feet to a point; thence southerly along the easterly line of Lot No. 17 of said Plan 75.0 feet to the point of beginning.

Being the same property conveyed to Kevin T. Smith and Eleanor S. Smith by deed of record at Instrument No. 20041201-0142916 Register's Office of Davidson County, Tennessee, and being the same property conveyed to Kevin T. Smith and James C. Gooch by deed of record at Instrument No. 200111130124521, Register's Office of Davidson County, Tennessee.