Davidson County DEEDQC
Recvd: 01/06/05 11:51 2 pgs
Fees:12.00 Taxes:0.00

20050106-0002218

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE
5214 MARYLAND WAY., STE. 208
BRENTWOOD, TN 37027
04TN08045

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyillis S. Smith 1012 Spain Avenue Nashville, TN 37216	New Owner	072-09-0178.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rena Parker Smith

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

Phyllis Smith Cronin a/k/a Phyllis C. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly one-half of Lot No. 42 on the Map of Bush Spains Subdivision of part of the Zack Stull Lands, of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 42 fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Phyllis Smith Cronan and Rena Parker Smith, as joint tenants with a right of survivorship, by Warranty Deed from J.W. Hunt and wife, Anita Hunt, dated 3-17-94 and recorded 4-15-94 in Book 9314, page 32, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1012 Spain Avenue, Nashville, TN 37216**

Witness our hand this 30th day of December, 2004.

Rena Parker Smith

Rena Parker Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rena Parker Smith** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

Commission Expires:_____

Sandi McCloud
Notary Public

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE