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 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, **Michael Todd Trent, unmarried,** hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **James Clifton Smith, unmarried,** 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 1st day of February, 2005.

Michael Todd Trent

Davidson County DEEDQC
Recvd: 02/02/05 09:04 2 pgs
Fees:12.00 Taxes:0.00

20050202-0012031

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Todd Trent, 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 executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 1st day of February, 2005.

Donna C. Piont
NOTARY PUBLIC

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 1st day of February, 2005.

My Commission Expires:

Donna C. Piont
NOTARY PUBLIC

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

LEGAL DESCRIPTION - EXHIBIT A

BEING ALL OF 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, AND OF RECORD IN BOOK 9753, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO DONNA RIVERA BY INSTALLMENT DEED FROM JAMES C. SMITH, DATED MAY 1, 1999, AND OF RECORD IN BOOK 11574, PAGE 233, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO JAMES CLIFTON SMITH, UNMARRIED, AND DONNA RIVERA AS TENANCY BY THE ENTIRETY, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20030402-0043324, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO JAMES CLIFTON SMITH BY QUITCLAIM DEED OF CORRECTION FROM DONNA RIVERA, DATED NOVEMBER 20, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20031215-0178720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN MICHAEL TODD TRENT, UNMARRIED, AND JAMES CLIFTON SMITH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JAMES CLIFTON SMITH, UNMARRIED, DATED MAY 6, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040512-0055352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.