Davidson County DEEDQC
Recvd: 03/31/05 11:23 4 pg
Fees:22.00 Taxes:0.00
20050331-0035004

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| James Alvin Crossman and wife, Mary Bell Crossman | Same | Map: 41-12 |
| 4420 Herbert Place | | |
| Nashville, TN 37215 | | Parcels 16.02 and 129.00 |
| This instrument prepared by: Joseph V. Ferrelli, Attorney<br>102 Woodmont Blvd., Suite 200, Nashville, TN 37205<br><br>***This instrument was prepared using information provided by the parties*** | | |

# QUITCLAIM DEED

Know all persons by these presents, Tony Darryl Smith, Tonya Church and Michael Todd Smith, Beneficiaries under the Will of Judith Ann Smith (hereinafter referred to as the "Grantors"), do hereby bargain, sell, quitclaim and convey unto James Alvin Crossman and wife, Mary Bell Crossman (hereinafter referred to as the "Grantees"), all of Grantors' interest in the following described real estate located in Davidson County, Tennessee, to wit:

Legal description attached hereto as Exhibit "A".

Being the same property conveyed to Judy A. Smith, by Quitclaim deed from Fred B. Smith dated October 8, 1999, of record in Book 11702, page 401, Register's Office for Davidson County, Tennessee. The said Judy A. Smith (a/k/a Judith Ann Smith) having since died, Tim R. Rector being appointed Administrator Ad Litem in re: Judith Ann Smith, Deceased, Case Number 2004P-6 by Order dated February 6, 2004, in the Chancery (Probate) Court for Sumner County, Tennessee.

This deed is being granted in order to clear up any title discrepancies, if any, regarding the estate.

This is improved property known as 3862 Dickerson Road, Nashville, Tennessee 37207.

This description is the same as was used in the last deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

VICTORIA K. HUBER NOTARY PUBLIC AT LARGE LAUDERDALE CO. TENN.

Affiant

Subscribed and sworn to before me this 14th day of March, 2005.

Notary Public

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed the 8th day of March, 2005.

Tony Smith
TONY DARRYL SMITH

Tonya Z. Church
TONYA CHURCH

Michael T. Smith
MICHAEL TODD SMITH

**STATE OF** TENNESSEE )
**COUNTY OF** SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Darryl Smith, the 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 Gallatin, Tennessee, this 8th day of March, 2005.

Kimberly [illegible]
NOTARY PUBLIC



My Commission Expires: 6/28/05

**STATE OF** TENNESSEE )
**COUNTY OF** SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya Church, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this 10 day of March, 2005.

Kimberly Isbell
NOTARY PUBLIC

KIMBERLY ISBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 6/28/05

**STATE OF** Tennessee )
**COUNTY OF** Lauderdale )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Todd Smith, the 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 ~~March 14th~~ Lauderdale County, Tennessee, this 14th day of March, 2005.

Victoria K. Huber
NOTARY PUBLIC

VICTORIA K. HUBER NOTARY PUBLIC AT LARGE LAUDERDALE CO. TENN.

My Commission Expires: July 16 2007

Exhibit "A"

Tract I:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 4 of the replatting of Tract No. 7, marked reserved for Commercial, of record in Book 2133, Page 125, Register's Office for said County, being designated as Job No. 139-64, dated April 30, 1964, made by Hickerson-Hickerson, Engineers, unrecorded, as follows:

BEGINNING at a point 225.0 feet east along the northerly margin of Darbytown Drive, from the common corner in the northerly margin of Darbytown Drive of Lot No. 12 and Lot Commercial No. 7; thence along the northerly margin of Darbytown Drive, in an easterly direction a distance of 121.9 feet to a point; thence still along the northerly margin of Darbytown Drive, South 78" 16' east a distance of 65.3 feet to a point; thence in an arc in a northerly direction a distance of 39.0 feet to a point in the Westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road in a northerly direction, a distance of 75 feet to a point; thence North 83" 00' West a distance of 222.5 feet to a point; thence South 4" 36' West a distance of 90 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee being Lot No. 3 of the replatting of a tract marked "Reserved for Commercial No. 7", as shown on the Plan of Bellshire Estates, Section 1, of record in Book 2133, Page 125, Register's Office for said County, described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

BEGINNING at a point in the Westerly margin of Dickerson Pike, the same being the common corner of Lots Nos. 3 and 4 on said survey; thence North 83" 00' West with the common line between Lots Nos. 3 and 4, 222.5 feet to a point; thence North 4" 36' East 100 feet to a point; thence South 83" 25' East 234.4 feet to a point in the Westerly margin of Dickerson Pike; thence Southwardly with the Westerly margin of Dickerson Pike 100 feet to the point of beginning.