Davidson County DEEDQC
Recvd: 05/09/05 15:24 2 pgs
Fees:12.00 Taxes:0.00
20050509-0052252

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
James L. Smith 4351 Setters Road Nashville, TN 37218	Same	08116007500

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENISE RENEE SMITH and JOYCE SMITH-BLAIR ("Grantors"), by these presents do hereby quitclaim and convey unto JAMES L. SMITH ("Grantee"), his heirs and assigns, all of the Grantors' right, title and interest in and to a certain parcel of real property located in Davidson County and more particularly described as follows:

Being the westerly 29 feet front and the westerly 43 feet rear of the southerly 97 feet of Lot No. 170 on the Plan of McGavock and Wetmore and others 2nd Addition, of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 170 begins at a stone at the intersection of the northerly margin of Heiman Street and the westerly margin of 12th Avenue North; running thence with the northerly margin of Heiman Street 97.5 feet to an iron pin; thence N. 41° 30' E. 43 feet to an iron pin; thence S. 44° 30' E. 96.8 feet to an iron pin in the westerly margin of 12th Avenue North; thence with the westerly margin of 12th Avenue North 29 feet to the point of beginning. INCLUDED in the above description but expressly EXCLUDED from this conveyance is Two Parcels of land conveyed to the State of Tennessee, by Deed from George William Johnson and wife, Elizabeth B. Johnson, of record in Book 4137, page 326, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Smith, Jr. (also known as John Wesley Smith, Jr.) and wife, Fannie C. Smith (also known as Fannie Cowan Smith), by warranty deed of record in Book 4730, page 736, Register's Office for Davidson County, Tennessee. The said John W. Smith, Jr. died intestate on January 13, 1999, and was survived by Fannie C. Smith; the said Fannie C. Smith died intestate on June 17, 2002, leaving as her only heirs at law Jenise Renee Smith, a Grantor herein, Joyce Smith-Blair, a Grantor herein, and James L. Smith, the Grantee herein (see Affidavit of Heirship of John Wesley Smith, Jr. and Affidavit of Heirship of Fannie Cowan Smith, of record as Instrument Nos. 20050504-0050195 and 20050504-0050196, said Register's Office).

This is improved property known as 1204 Heiman Street, Nashville, Tennessee.

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

WITNESS the Grantors' hands this 3rd day of May, 2005.

JENISE RENEE SMITH

JOYCE SMITH-BLAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Jenise Renee Smith and Joyce Smith-Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee this 3rd day of May, 2005.

DARRELL L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-24-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ No Monetary Consideration .

Affiant

Sworn to and subscribed before me this 3rd day of May, 2005.

DARRELL L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-24-09

This instrument was prepared using information from prior recorded instruments, and without the benefit of title information or survey, by Darrell L. West, 144 Second Avenue, North, Suite 300, Nashville, TN 37201.