Davidson County DEEDQC
Recvd: 05/09/05 15:25 2 pgs
Fees:12.00 Taxes:0.00
20050509-0052253

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
James L. Smith 4351 Setters Road Nashville, TN 37218	Same	09205022900

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 Lot No. 8 in Block 27 of Fisk University Place Plan of North Nashville, which is unrecorded. Said Lot No. 8 fronts 25 feet on the West side of Home Street, now 31st Avenue North, and extends back Westerly between parallel lines 150 feet to an alley.

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 2963, page 33, 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 Instruments No. 20050504-0050195 and 20050504-0050196, said Register's Office).

This is improved property known as 909 31st Avenue North, 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: 11-24-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

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

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

Affiant

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

Notary Public
My Commission Expires: 11-24-07

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.