Davidson County DEEDQC
Recvd: 07/18/05 08:32 2 pgs
Fees:12.00 Taxes:0.00
20050718-0082712

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Jenise Renee Smith Joyce Smith-Blair 2415 Paffad Dr. Nashville, TN 37206	Same	08116007700

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, JAMES L. SMITH ("Grantor"), by these presents do hereby quitclaim and convey in equal shares unto JENISE RENEE SMITH and JOYCE SMITH-BLAIR ("Grantees"), their heirs and assigns, all of the Grantor's 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 easterly 30 feet front and the easterly 45 feet rear and the southerly 96 feet, more or less, of Lot No. 170 on the Plan of McGavock and Wetmore and others 2nd Addition of record in Book No.21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 170 begins at the corner of a stone wall in the westerly margin of 12th Avenue North and the original easterly corner of said Lot No. 170; running thence with the westerly margin of 12th Avenue North, S 38° 10' W, 30 feet to an iron pin; thence N 47° W 95 feet, 4 inches to an iron pin; thence N 41° 30' E, 45 feet to an iron pin in the easterly lot line of said Lot No. 170; thence with said easterly lot line S 36° 15' E, 97 feet to the point of beginning, described according to a survey and plot made by Norris H. Hickerson, Surveyor, May 6, 1950.

Being the same property conveyed to John W. Smith, Jr. (also known as John Wesley Smith, Jr.) and wife, Fannie B. Smith (also known as Fannie Cowan Smith) and Jenise R. Smith (one and the same person as Jenise Renee Smith, a Grantee herein), by Quitclaim Deed of record in Book 6777, page 102, Register's Office for Davidson County, Tennessee. The said John W. Smith, Jr. died intestate on January 13, 1999, and was survived by Fannie B. Smith (also known as Fannie Cowan Smith); the said Fannie Cowan Smith died intestate on June 17, 2002, leaving as her only heirs at law Jenise Renee Smith, a Grantee herein, James L. Smith, the Grantor herein, and Joyce Smith-Blair, a 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 1505 12th Avenue North, Nashville, Tennessee.

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

WITNESS the Grantor's hand this 3rd day of May, 2005.

JAMES L. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named James L. Smith, 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 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.