QUITCLAIM DEED

B-TMG-05-2196 **PICK-UP**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

James M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2005.

Julie Cupps
Notary Public

MY COMMISSION EXPIRES: APRIL 01, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smith		
(NAME)	(NAME)	
2196 Baker Road		PART OF 11-0 124.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, James M. Smith, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO James M. Smith HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of a tract of land in the 2nd Civil District of Davidson County, Tennessee, shown on the plat of Will J. Wilson Property by Ragan-Smith and Associates, Inc. dated October 29, 1979.

Beginning at an iron pin on the westerly margin of Baker Road that is 374.61 feet northwesterly as measured along said margin, from the common line of L.C. Crawford etux, and Tract No.1, formerly Will J. Wilson property: thence with the line between Tracts Nos. 3 and 2, S 61-10-15 W, 522.74' to an iron pin; thence S 59-12-54 W, 690.53' to a new point; thence with a new line N 30-47-06 W, 193.51' to a new point; thence N 61-10-15 E, 1249.72' to an iron pin being in the southerly margin of said Baker Road. Thence with the southerly margin of Baker Road and a 470.65' radius curve to the right a distance of 173.47' to the point of beginning containing 5.01 acres more or less as per survey by C & K Surveying dated July 24, 2005.

This tract grants a 50' easement for ingress & egress along the southerly property line for remaining 19.2 acres.

BEING THE SAME PROPERTY CONVEYED TO JAMES N. SMITH, UNMARRIED BY WARRANTY DEED FROM RONALD L. SADLER AND WIFE, BARBARA S. SADLER, RECORDED ON THE 19TH DAY OF MAY, 1983 IN DEED BOOK 6059, PAGE 608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDQC
Recvd: 09/08/05 14:07 1 pgs
Fees:12.00 Taxes:0.00
20050908-0108257

unimproved ( )
This is improved (X) property, known as 2196 Baker Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 6th day of September, 2005.

James M. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Smith and Tracy Smith, the within named bargainor, with whom I am personally acquainted (or proved to

MY COMMISSION EXPIRES
APRIL 01, 2008

Julie Cupps