This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
RALPH O. FRAZIER, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

PICK-UP

FROM: JAMES RONALD SMYTHIA,
EXECUTOR for the ESTATE OF ELSIE WHITLOCK SMYTHIA

TO: Ralph O. Frazier, Jr., Trustee

AND

FROM: Ralph O. Frazier, Jr., Trustee

TO: JAMES RONALD SMYTHIA, Individually

Davidson County DEEDQC
Recvd: 09/27/05 14:33 4 pgs
Fees:27.00 Taxes:0.00
20050927-0116070

ADDRESS NEW OWNER:
JAMES RONALD SMYTHIA
73 Thompson Lane
Nashville, TN 37211

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
119-14 189

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, James Ronald Smythia, Executor for the Estate of Elsie Whitlock Smythia (DOD: 10/07/04 - see Davidson County Probate Court, Case No. 04P-1754) have bargained and sold and by these presents do quitclaim and convey unto Ralph O. Frazier, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 23 on the Map of Section Two, Mashburn Heights, as of record in Book 1835, Page 93, Register's Office for said County.

Said Lot No. 23 fronts 80 feet on the south side of Thompson Lane and runs back between lines, 137 feet on the west line and 137.8 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 68.1 feet.

Being the same property conveyed to James H. Smythia and wife, Elsie W. Smythia, by Warranty Deed dated February 17, 1955 from C. T. Chumley and wife, Levie W. Chumley, of record in Book 2343, Page 333, Register's Office for Davidson County, Tennessee. The said James H. Smythia and Elsie W. Smythia became divorced on April 27, 1976; and, pursuant to the terms of a Final Decree, James H. Smythia subsequently conveyed his interest in said real property to Elsie W. Smythia by Warranty Deed dated June 8, 1976, of record in Book 5087, Page 524, Register's Office for Davidson County, Tennessee. The said Elsie W. Smythia, is one and the same person as Elsie Whitlock Smythia.

This conveyance is subject to any and all lawful easements, restrictions, and setback lines (and amendments) as may affect the premises.

This is improved property located and known as 73 Thompson Lane, Nashville, Davidson County, Tennessee, 37211.

And now I, the said **Ralph O. Frazier, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **JAMES RONALD SMYTHIA**, his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 11th day of July, 2005.

JAMES RONALD SMYTHIA, Executor
Estate of ELSIE WHITLOCK SMYTHIA

RALPH O. FRAZIER, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JAMES RONALD SMYTHIA**, Executor of the **Estate of ELSIE WHITLOCK SMYTHIA** , 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2005.

PAULA EAST
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
AT LARGE

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **RALPH O. FRAZIER, JR., Trustee,** 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2005.

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 11th day of July, 2005.

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

My Commission Expires: _____