Davidson County DEEDQC
Recvd: 11/04/05 09:43 2 pgs
Fees:12.00 Taxes:0.00
20051104-0133758

This instrument prepared by:
Real Estate Title Services
4741 Trousdale Drive, Ste. 4
Nashivlle, TN 37220

ADDRESS NEW OWNER AS:
Mildred L. Smith, etal
1912 Bransford Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP AND PARCEL
105 11 0 277.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in had paid, by the herein named Grantee(s) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We,

THOMAS N. SMITH and wife, MILDRED M. SMITH

Have this day bargained and do hereby transfer quitclaim and convey all my right, title and interest to her heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out herein.

MILDRED L. SMITH, PATRICIA G. KELLEY and KATHY S. COWHERD, as equal Tenants in Common with Rights of Survivorship

The following described tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 32 on the plan of Vine Hill, John W. Morton's First Addition, as of record in Book 161, page 12, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Morton Avenue, 94.3 feet north of the northerly margin of Benton Avenue, said beginning point being the northwest corner of the property conveyed to Mrs. Sara J. Stem by deed from Claude B. Hooper and wife, of record in Book 1493, page 618, said Register's Office; thence with Mrs. Stem's northwest line eastwardly 89 feet to the line between Lots No. 32 and 33; thence with the line between said lots, northwardly 81.6 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 168 feet to the easterly margin of Morton Avenue; thence with the easterly margin of said Avenue, southeastwardly 102.7 feet to the BEGINNING.

Being the same property conveyed to THOMAS N. SMITH and wife, MILDRED M. SMITH by Warranty Deed from Billy C. Vaughan and wife, Ola Mae Vaughn, dated February 13, 1954, recorded February 25, 1954, in Book 2249, page 75, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1912 Bransford Avenue, Nashville, TN 37204.

This conveyance is made subject to easement and setback lines as set forth in Plat Book 161, Page 12, of the Vine Hill, John W. Morton's First Addition, Subdivision of record in the Register's Office for Davidson County, Tennessee

And now I, **THOMAS N. SMITH and wife, MILDRED M. SMITH,** for the expressed purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **MILDRED L. SMITH, PATRICIA G. KELLEY and KATHY S. COWHERD, as equal Tenants in Common with Rights of survivorship,** their heirs and assigns forever, the same real estate herein described, to which reference is made and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out herein.

IN WITNESS WHEREOF, the said **THOMAS N. SMITH and wife, MILDRED M. SMITH,** have hereunto set our signature(s) on the 11-4- day of _____, 2005.

THOMAS N. SMITH

MILDRED M. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Thomas N. Smith and wife, Mildred M. 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 purpose therein contained.

WITNESS my hand, at the office, this 4th day of Nov, 2005.

Robert H Jordan II
Notary Public

My Commission Expires: May 23, 2009

ROBERT H. JORDAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater for this transfer is $0.00.

Patricia G. Kelley
Affiant

Sworn to and subscribed before me this 4th of Nov., 2005.

Robert H Jordan II
Notary Public

My Commission Expires: May 23, 2009

ROBERT H. JORDAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY