QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/04/06 12:34 2 pgs
Fees:12.00 Taxes:0.00
20060504-0051998

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones & Associates, The Waterfront, 2280 Metrocenter Blvd. Ste. 300, Nashville, Tennessee 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Ora Lee Smith **2100 12th Avenue North** **Nashville, Tennessee 37208**	**Same**	**081-07-0-106.00**

THIS INDENTURE, Made the 19th day of April 2006, between **James Welch III, a/k/a James Brown,** as party or parties of the first part, hereinafter called Grantor, and **Ora Lee Smith,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of C.E. Raymond's Subdivision of Lot No. 22 in Owen's Buena Vista Addition, as of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot. No. 26 fronts 50 feet on the easterly said of 12th Avenue North, formerly Sanster Street, and runs back between parallel lines with the northerly margin of Cass Street, 145 feet to an alley.

Being the same property conveyed to Taylor Abernathy and wife Sarah Elizabeth Abernathy by deed from Mallernee Realty Company, Inc., of record in Book 2104, Page 377, Register's Office for Davidson County Tennessee. The Said Sarah Elizabeth Abernathy having since died intestate, and Taylor Abernathy having predeceased her. The Heirs at Law of Sarah Elizabeth Abernathy are identified as Ora Lee Smith, Virginia W. Thompson, James Welch III a/k/a James Brown, and Joyce Evans being of record in a certain Affidavit of Heirship filed as Instrument No. 20060503-0051188, Register's Office for Davidson County Tennessee.

This is improved property known as 2100 12th Avenue North, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

James Welch III aka James Brown

James Welch III a/k/a James Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Rose M. Bean

Notary Public

My Commission Expires: _____

My Commission Expires MAR. 20, 2010

ROSE M. BEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named James Welch III, a/k/a James Brown, the bargainor (s), 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 official seal at Nashville, Tennessee this 19th day of April, 2006.

Commission expires:

My Commission Expires MAR. 20, 2010

Rose M. Bean

Notary Public