Davidson County DEEDQC
Recvd: 05/31/06 08:29 3 pgs
Fees:17.00 Taxes:0.00
20060531-0063492

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2489446 07/09/04 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Lee Roy Smith Eva Mae Smith 110 Two Rivers Court Nashville, Tennessee 37214	Same	Map: 94 Parcel: 28

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, I, LEE ROY SMITH, by these presents do hereby quitclaim and convey a fifty percent (50%) undivided interest in and to the properties described on Exhibit A hereto unto my spouse, EVA MAE SMITH, as a tenant in common, her heirs and assigns.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16 day of May, 2006.

Lee Roy Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lee Roy Smith, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 2006.

Rugenia Hines
Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Eva Mae Smith
Affiant

Subscribed and sworn to before me
this 16th day of May, 2006.

Rugenia Hines
Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

EXHIBIT A

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated April 29, 1968, as follows:

Beginning 50' East of an iron pin in the northerly right of way of Lebanon Road (US Hwy. No. 70); thence North 2° and 13' East approximately 421 feet to a point in a line 50 feet southerly from and parallel to the south right of a way line of a TVA easement; thence in an easterly direction with said line 50 feet southerly from the South right of way line to a TVA easement approximately 101 feet to a point; thence North 2° and 13' East 165 feet to a point; thence in an easterly direction parallel to said TVA easement 150 feet to a point; thence South 2° and 10' West approximately 633 ½ feet to an iron pin in the northerly right of way line of Lebanon Road (US Hwy. No. 70); thence with the northerly right of way line of said Lebanon Road, North 81° and 19' West 251.61 feet to the point of beginning.

Being the same property conveyed to Lee Roy Smith by deed of record in Deed Book 4236, page 119, Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated July 18, 1968, as follows:

Beginning at a point in the northerly margin of Lebanon Road, which point adjoins the Jim C. Burke property; thence northerly 2°13' East 845.17 feet to a concrete monument; thence southerly 79° 45' East 302 feet to a concrete monument; thence southerly 2°11' West 201.77 feet to a point; thence southerly 89° 18' West 150 feet to a point; thence southerly 2° 13' West 165 feet to a point; thence southerly 89° 18' West 100 feet; thence southerly 2° 13' West 429.15 feet to a point; thence northerly 81° 19' West 50 feet to a concrete monument, which is the point of beginning.

Being the same property conveyed to Lee Roy Smith by deed of record in Deed Book 5611, page 205, Register's Office of Davidson County, Tennessee.