Davidson County DEEDQC
Recvd: 11/02/06 11:08 2 pgs
Fees:12.00 Taxes:0.00

20061102-0136171

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Claude W. Smith **8698 Haselton Road** **Nashville, TN 37221**	**Same as Owner**	**168-245** **p/o 169-353.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Claude W. Smith and wife, Linda H. Smith** do hereby wish to combine the following two pieces of property 5.04 Acres on Hester Beasley Road known as Map 168, Parcel 245 and 1.16 Acres of Map 169, Parcel 353 and do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest in the new 6.20 Acre Tract on Heaster Beasley Road unto, **Claude W. Smith and wife, Linda H. Smith** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless, Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661, RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:
Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of a Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408, RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, and being all of the Claude Smith property as recorded in Instrument # 20030707-0092775 and a portion of Deed Book 10482, page 430, Register's Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to is a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, Register's Office for Davidson County, Tennessee. Also, in favor of and subject to a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6.20 Acres on Hester Beasley Road, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **31st day of October, 2006.**

Claude W Smith
Claude W. Smith

Linda H. Smith
Linda H. Smth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claude W. Smith and Linda H. Smith,** 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 instrument for the purposes therein contained.

Witness my hand and ~~official seal~~ this the **31st day of October, 2006.**

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC

My Commission Expires:

The actual consideration or value, whichever is greater, for this transfer is – **0** -

(Affiant)

Subscribed and sworn to before me, this **31st day of October, 2006.**

NOTARY PUBLIC

My Commission Expires:

MELODY M. JENKINS
~~STATE~~ OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010