Davidson County DEEDQC
Recvd: 04/11/07 13:42 3 pgs
Fees:17.00 Taxes:0.00
20070411-0043446

Box 31-B for BCCB CMJ

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kimberly D. Smith 5020 Stonemeade Drive Nashville, TN 37221	155-15-A-078.00-CO	Kimberly D. Smith 5020 Stonemeade Drive Nashville, TN 37221
This instrument prepared by: Boult Cummings Conners & Berry, PLC (DCF) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED AND RELEASE OF MARITAL RIGHTS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRADLEY E. SMITH** (the "Grantor"), married to Kimberly D. Smith, by these presents hereby sells, assigns, and quitclaims his entire tenant-in-common interest (the "Interest") in and to that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Land") as follows:

(i) to **KIMBERLY D. SMITH**, married to Grantor, her successors and assigns, fifty percent (50%) of his Interest in and to the Property; and

(ii) to **DOCTOR ROBERT CRANTS, III** and **SHANNON CRANTS**, husband and wife, their successors and assigns, the remaining fifty percent (50%) of his Interest in and to the Property.

Together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (the Land and all of the foregoing being hereinafter collectively referred to as the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 10 day of April, 2007.

JONATHAN T. HOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES November 22, 2010

The Property being improved property in Davidson County, Tennessee, known as 5020 Stonemeade Drive, Nashville, TN 37221. The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor hereby also, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, (a) fully releases any and all marital rights of Grantor in and to the Property, including any right to the tenant-in-common interest in and to the Property held by Kimberly D. Smith, that he may hold or may have held by virtue of his marriage to Kimberly D. Smith, and (b) fully releases any and all rights that Grantor may have in any amounts, profits or proceeds derived from the Property (including the subsequent sale or transfer thereof).

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 10 day of April, 2007.

GRANTOR:

Bradley E. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Bradley E. Smith the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bradley E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named grantor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 day of April, 2007.

JONATHAN T. YOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2010

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Stonemeade, Section 1, of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 98.90 feet on the northeasterly margin of Stonemeade and extends back 107.17 feet on the northwesterly line and 118.10 feet on the southeasterly line to a broken line in the rear, measuring 73.67 feet thereon.

Being the same property conveyed to Kimberly D. Smith and Bradley E. Smith, wife and husband, and Doctor Robert Crants, III and Shannon Crants, husband and wife, by Warranty Deed from Donna Ferrier, unmarried, filed of record with the Register of Deeds of Davidson County as Instrument No. 20050902-0105912.