Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20070418-0046455

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

FILE # 07030173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, FOR THIS TRANSFER IS $0.00
James Ronald Smith
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF APRIL, 2007.
Mandy K Pirk
NOTARY PUBLIC
My Commission expires: 11/22/10

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP A PARCEL NUMBERS
JAMES RONALD SMITH and JAMIE SUE SMITH	JAMES RONALD SMITH AND JAMIE SUE SMITH	Map:123-75 Parcel:
(NAME) SAME1821 BAKERS GROVE ROAD	(NAME) 1821 BAKERS GROVE ROAD	Map: Parcel:
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS) HERMITAGE, TN 37076	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration Of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID STEVEN SMITH

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

JAMES RONALD SMITH and wife, JAMIE SUE SMITH

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being land in Davidson County:

Beginning on an iron pin set on the south margin of Baker's Grove Road, the northeast corner of the herein described tract and northwest corner of the Robert Lannom property; thence with the west line of Lannom S 43 deg 22 min 52 sec W, 86.55 feet to the center of a shared well; thence S 16 deg 19 min 13 sec W, 467.84 feet to an iron pin in Tune's north line, the southeast corner of the herein described tract and the southwest corner of Lannom; thence N 89 deg 09 min 35 sec W, 140.59 feet with Tune's north line to an iron pin at a corner fence post; thence leaving Tune's line N 04 deg 41 min 19 sec E, 5.71 feet through an iron pin by a corner fence post, the southeast corner of Oates and continuing an additional 691.19 feet for a total distance of 696.90 feet to an existing iron pin in concrete on the south margin of Baker's Grove Road, the northwest corner of the herein described tract and the northeast corner of Oates; thence with the south margin of Baker's Grove Road S 59 deg 49 min 45 sec E, 174.71 feet to an iron pin; thence around a curve tot the right , having a radius of 2201.28 feet a distance of 153.80 feet with a chord bearing of S 53 deg 36 min 12 sec E and a chord distance 153.77 feet to an iron pin, the point of beginning and contain 2.95 acres, more or less according to a survey by Galyon W. Northcutt, RLS# 1529 dated January 19, 2004.

Being the same property conveyed to JIMMY C. SMITH AND WIFE, MILDRED ANN SMITH, by deeds of record in Book 4356, page 694 and Book 4603, page 124, the said Register's Office, the said MILDRED ANN SMITH having predeceased JIMMY C. SMITH and the said JIMMY C. SMTIH having since died. The Will of JIMMY C. SMITH of record in Volume No. 96P-1227, Davidson County Probate Court Clerk's Office devised subject property to JAMES RONALD SMITH AND DAVID STEVEN SMITH, further reference in Instrument No. 20040212-0016803, said Register's Office.

This is improved property known as
1821 BAKERS GROVE ROAD, Hermitage, Tennessee 37076

Wherever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of April, 2007

DAVID STEVEN SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID STEVEN SMITH the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 11th day of April, 2007.

NOTARY PUBLIC

My Commission expires: 11/22/10

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010