Davidson County DEEDQC
Recvd: 06/08/07 11:54 2 pgs
Fees:13.00 Taxes:160.35
20070608-0068883

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, Tn 37115

Name and Address of New Owner:
Jerry N. Smith and wife
Mary Louise Smith
245 Hillcrest Drive
Madison, TN 37115

Map and Parcel Nos.:
05205005900

Send Tax Bills to:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, JOYCE M. NICOLOSI** do hereby quitclaim and convey unto **JERRY N. SMITH AND WIFE, MARY LOUISE SMITH**, their successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 28 of Block I on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edward B. Nicolosi, unmarried, by deed from Donald Lee Blackmore and wife, Monica C. Blackmore of record in Book 9848, Page 411, Register's Office for Davidson County, Tennessee. Further, the said Edward B. Nicolosi conveyed his right title and interest in and to subject property to Edward B. Nicolosi (himself) and wife, Joyce M. Nicolosi by Quitclaim Deed of record in Book 10657, Page 658, said Register's Office. The said Edward B. Nicolosi having since died.

This is improved property known as 300 Emmett Avenue, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to a Deed of Trust executed by Edward B. Nicolosi, unmarried, to Neldia J. Moore, Trustee to secure to Security Financial and Mortgage Corporation of record in Book 9848, Page 414 and re-recorded in Book 9885, Page 311, Register's Office for Davidson County, Tennessee and assigned to Mortgage Electronic Registration Systems, Inc. by Assignment of record as Instrument No. 20040907-0107903, said Register's Office. Further subject to property taxes for 2007 and subsequent years; Sanitary Sewer and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8808, Page 863, said Register's Office and notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Revised Plan of Power and Roth's Madison Park Subdivision, Block I, of record in Book 843, Page 7, said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of April, 2007.

Joyce M. Nicolosi

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 **Joyce M. Nicolosi**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 4th day of April, 2007.

Commission expires:
3/20/2010

Notary Public

DEANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 43,336.89 .

AFFIANT

Subscribed and sworn to before me this the 4th day of ~~April~~ June, 2007. sb als

Notary Public

My Commission expires: ~~3/20/2010~~ 2

MY COMMISSION EXPIRES 1/23/2010

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY