Davidson County DEEDQC
Recvd: 06/14/07 10:59 4 pgs
Fees:22.00 Taxes:0.00
20070614-0071296

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QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mary Ann Smith, ~~who is married to Grant W. Smith,~~ hereinafter referred to as "Grantor", does hereby demise, release, and convey with covenants of general warranty unto Mary Ann Smith and Grant W. Smith, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A

Parcel Number: ~~025 062 0530~~ 12-79

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.~~

And being the same property conveyed to the grantors by, instrument number: 20030924-0141550, Book 10189, Page 380 in the office of the Register of Davidson County, Tennessee.

~~TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and~~

if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor hand(s) this the 23rd day of February, 2007.

Grantor
Mary Ann Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of February, 2007, before me personally appeared Mary Ann Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: LARRY D. EATON

Commission Expires:

11/24/2007

LARRY D. EATON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

This document prepared by
Jay A. Rosenberg, Esq.
Rosenberg, LPA
4555 Lake Forest Dr.
Suite 650
Cincinnati, Ohio 45242
513-563-3026

Grantee(s) Name, Address, phone:
Mary Ann Smith and Grant W. Smith
8112 Old Springfield Pike, Goodlettsville,
TN 37072

SEND TAX STATEMENTS TO
GRANTEES

Maximum principal indebtedness for Tennessee recording tax purposes is $33,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23RD day of FEBRUARY, 2007.

Affiant

MARY ANN SMITH
Type or Print Name

(Seal)

LARRY D. EATON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary Public

My commission expires:

11/24/2007

LARRY D. EATON
Type or Print Name

LEGAL DESCRIPTION
EXHIBIT "A"

The following certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows:

A portion of M.P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to a survey of Robert H. Cummings, RLS, as follows:

Beginning at an iron pin in the easterly right of way of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the southerly boundary line of property owned by M.L. Strane, et ux, Deed Book 3959, Page 278, Register's Office for Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M.P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office for Davidson County, Tennessee, according to the following three (3) calls: North 69 degrees 1' East 887.20 feet to an iron pin, south 34 degrees 27' East 572.45 feet to an iron pin, South 63 degrees 54' West 916.07 feet to an iron pin in the easterly ROW of said road; thence with said ROW North 15 degrees 43' 38.95 feet to the beginning of a curve in said ROW concave to the west having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle of 18 degrees 54' to the point of tangency; thence with said ROW North 34 degrees 37' West 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning.

Included in the above description but excluded, therefrom the following described tract previously conveyed to Joseph T. Hager, Jr. as of record in Book 8677, Page 22 Register's Office for Davidson County, Tennessee:

BEING a tract of land in the 11th Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to Joe T. Hager, Jr., in Book 6192, page 544, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 3/10/92 by Tommy E. Walker, Tennessee License No. 1465, as follows:

BEGINNING at a point in the East margin of Old Springfield Road, said point being the most northwesterly corner of said Hager property and being a common corner to Joe T. Hager, Sr., et us, (Deed Book 7245, page 49, Register's Office for Davidson County, Tennessee); thence now leaving said margin with the South line of said Hager, Sr., North 69 deg. 00 min. 39 sec. East 549.96 feet to an existing iron pin, said Hager Sr.'s Southeast corner; thence now with a new line South 41 deg. 11 min. 01 sec. West 567.19 feet to a set iron pin in the East margin of said Old Springfield Road; thence with said margin North 31 deg. 20 min. 28 sec. West 269.15 feet to the point of beginning containing 1.67 acres, more or less.

BEING the same property as conveyed to Mary Ann Smith by Deed recorded 09/24/03 as Instrument #20030924-0141550.

Parcel/Tax I.D. #: 12-79

Commonly known as: 8112 Old Springfield Pike, Goodlettsville, TN 37072