This Instrument Prepared by:
Brokers Escrow Services, Inc.
211 Donelson Pike, Suite 2
P. O. Box 140255
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 07/16/07 09:49 2 pgs
Fees:12.00 Taxes:0.00
20070716-0084155

QUITCLAIM DEED

New owner
Send tax Bill to:
Elizabeth and Jeffrey Smith
402 Beth Dr,
Mt. Juliet, Tn. 37122

Map: 86
Parcel: 52

For and in consideration of One Dollar and other good and valuable consideration, **SPIRE, A Tennessee General Partnership** does hereby grant, quitclaim and convey unto **Elizabeth Ann Smith a 70% undivided interests and to Jeffrey Smith, a 30% undivided interests**, as tenants in common, all right, title and interest that it may have in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 3 on the unrecorded survey mad by Ernest Parker Hall, Registered Land Surveyor, Tennessee No. 838, dated October 1, 1997, described as follows, to-wit:

Beginning at a PK Nail in the West margin of Central Pike and being the Northeast corner of Tract No. 2; thence leaving said pike and running with Tract No. 2 for the next four calls, South 70° 40' 10" West 422.26 feet to an iron rod; thence South 27° 11' 07" West 234.11 feet to an iron rod; thence South 0° 00' 33" East 245.73 feet to an iron rod; thence South 89° 59' 27" West 86.22 feet to an iron rod; thence leaving Tract No. 2, North 0° 00' 33" West 350.0 feet to an iron rod; thence North 72° 27' 27" East 115.0 feet to an iron rod; thence North 3° 06' 27" East 710.53 feet to an iron rod in the West margin of Central Pike; thence with said margin and with a curve to the right with a radius of 1083.08 feet for a distance of 679.71 feet and having a chord of South 41° 32' 58" East 668.61 feet to the point of beginning and containing 5.06 acres, more or less.

Being the same property conveyed to SPIRE, a Tennessee General Partnership by deed from Soil Products Inc., of record in Book 8971, page 496, a Deed of Correction in Book 9356, page 775 and a Second Deed of Correction of record in Book 10706, page 98, Register's Office for Davidson County, Tennessee.

This is un-improved property known as: Central Pike, Nashville, TN

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness

thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Witness my hand this the 16 day of July , 2007.

SPIRE, a Tennessee General Partnership

By: Odell Regg Binkley, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Odell Regg Binkley**, with whom I am personally acquainted, and who upon oath acknowledged himself to be Partner of SPIRE, a Tennessee General Partnership and that he as such authorized Partner, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of **SPIRE, a Tennessee General Partnership.**

Witness my hand and official seal this the 16 th day of July, 2007.

NOTARY PUBLIC
My commission expires: November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 16 th day of July, 2007.

NOTARY PUBLIC

MARK G. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY