Davidson County DEEDQC
Recvd: 08/17/07 11:57 3 pgs
Fees:17.00 Taxes:0.00
20070817-0098546

After Recording Return To:

EXPRESS FINANCIAL SERVICES, INC.
National Service Center
P.O. Box 25467
Nine Parkway Center
875 Greentree Road, Suite 275
Pittsburgh, PA 15220

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
049160A05700C0

QUIT CLAIM DEED

[this deed is being executed as an inner family transfer from parents to child]

New Owner/ Property Being Conveyed
SHERYL D. SMITH
1316 Rock Creek Trace
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 4th day of June, 2007, between WILLIE D. SMITH JR. and ALICE D. SMITH, husband and wife, both of whom acquired title as joint tenants with right of survivorship and not as tenants in common, residing at 1316 Rock Creek Trace, Whites Creek, TN 37189 hereinafter referred to as "**PARTY OF THE FIRST PART**" and SHERYL D. SMITH, an unmarried woman, hereinafter referred to as "**PARTY OF THE SECOND PART**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, AS OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY

BEING THE SAME PROPERTY AS CONVEYED TO SHERYL D. SMITH, WILLIE D. SMITH, JR. AND ALICE D. SMITH, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM SHERYL D. SMITH, WILLIE D. SMITH, JR., AND ALICE D. SMITH AND CINDY S. SMITH, TRUSTEE DATED 09/06/2000 RECORDED 09/28/2000 IN INSTRUMENT NO. 20000928009607 7 IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 1316 Rock Creek Trace, Whites Creek, TN 37189

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Willie D. Smith Jr.
WILLIE D. SMITH, JR.

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 4th day of June, 2007, before me personally appeared WILLIE D. SMITH, JR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Nina B. Pugh
NOTARY PUBLIC

NINA B. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My C... Expires 3/20/10

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Willie D Smith Jr.
WILLIE D. SMITH, JR

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

Nina B. Pugh 3-20-10
NOTARY PUBLIC My Commission expires:

NINA B. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 3/20/10

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Alice D. Smith
ALICE D. SMITH

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 4th day of June, 2007, before me personally appeared ALICE D. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Nina B. Pugh
NOTARY PUBLIC

NINA B. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 3/20/10

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Alice D Smith
ALICE D. SMITH

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

Nina B. Pugh 3-20-10
NOTARY PUBLIC My Commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

NINA B. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 3/20/10