Return to?

Prepared by:
OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007070102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$ 53,950.00.**

Sworn to and subscribed before me this 31st day of August, 2007.

Joannie Faye Smithson
Affiant

Kathy J. Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 09/10/07 10:14 3 pgs
Fees:18.00 Taxes:199.62
20070910-0108062

QUITCLAIM DEED

Name and Address of New Owner:
Joannie Faye Smithson
312 Fannin Drive
Goodlettsville, TN 37072

Map and Parcel Number:
01812004900

Send Tax Bills To:
New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joannie Faye Smithson, Executrix of the Estate of Mary Neal, Shirley Green, Joanne Faye Smithson and John M Morgan,** do hereby quitclaim unto **Joannie Faye Smithson,** her heirs and assigns, all of our right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Mansker Heights, Section 2, Revised, as of record in Book 3106, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Fannin Drive, the common corner of Lots Nos. 60 and 61; thence easterly with the line between said two lots 291.9 feet to a point; thence southerly 158.7 feet to a point in the northerly margin of Vecchione Drive, thence westerly with the margin of the same 183.6 feet to a monument; thence continuing westerly with the margin of the same 119.03 feet to a monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a monument in the easterly margin of said Fannin Drive; thence northerly with the margin of the same 133.04 feet to the beginning. Description taken from prior deed.

Being the same property conveyed to Edwin G. Neal and wife, Mary Elizabeth Neal by deed from John B. Gibbs and wife, Betty Louise Gibbs, as

recorded in Book 3428, Page 139, in the Register's Office of Davidson County, Tennessee. The said Edwin G. Neal having since died, leaving Mary Elizabeth Neal as surviving tenant by the entirety. The said Mary Elizabeth Neal (a/k/a Mary Neal) having since conveyed said property to Mary Neal, Shirley Green, Joanne Faye Smithson, and John M. Morgan, by Quitclaim Deed, as recorded on the 7th day of November, 1991 in Book 8482, Page 45, Register's Office for Davidson County, Tennessee.

The said Mary Neal having since died on June 1, 2007, and pursuant to her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1286, her 1/4 interest in said property was devised to Joanne Faye Smithson.

This is improved property known as **312 Fannin Drive, Goodlettsville, TN 37072**.

This conveyance is subject to all lawful easements and restrictions of record.

IN WITNESS WHEREOF, we have hereunto set our hands, this 31st day of August, 2007.

Estate of Mary Neal, Deceased

By: Joannie Faye Smithson
Joannie Faye Smithson, Executrix

Joanne Faye Smithson
Joanne Faye Smithson

Shirley Green
Shirley Green

John M. Morgan
John M. Morgan

By: Brenda G. Morgan
Brenda G. Morgan
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Joannie Faye Smithson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix** of the **Estate of Mary Neal**, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, on this 31st day of August, 2007.

Kathy J. Byers
Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of August, 2007, before me personally appeared **Joanne Faye Smithson and Shirley Green**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed.

Witness my hand, at office, this 31st day of August, 2007.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2007, before me personally appeared **Brenda G. Morgan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John M. Morgan**, and acknowledged that she executed the same as the free act and deed of **John M. Morgan**.

Witness my hand, at office, on this 31st day of August, 2007.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY