THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27011-09-2007** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2007. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Tim R. Smith 840 Robertson Academy Road Nashville, TN 37220	**Send Tax Bills To:** Bank of America, N.A. P. O. Box 45140 Jacksonville,FL 32232	**Tax Information:** Map and Parcel No.: 132140070.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Rosita Smith, ("Grantor"), does hereby quitclaim, transfer and convey unto Tim R. Smith, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 840 Robertson Academy Road, Nashville, TN, 37220.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2007.

Rosita Smith

Davidson County DEEDQC
Recvd: 09/27/07 14:35 2 pgs
Fees:12.00 Taxes:0.00
20070927-0115516

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosita Smith, 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, at office, this 19th day of September, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

EXHIBIT "A"

Tract No. I

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Tract No. 3 on the plan of Paul Schiel Subdivision No. 2 of record in Book 2330, page 68, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Robertson Academy Road 20 feet westerly from the southeast corner of the property conveyed to the City of Nashville by John H. Cheek and wife by deed of record in Book 1308, page 142, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Robertson Academy Road westwardly 120 feet; thence north 8 deg. 30 min. West 370 feet; thence eastwardly 145 feet to the northwest corner of the property conveyed to the City of Nashville, by Paul W. Schiel and wife by deed of record in Book 2039, page 51, Register's Office for Davidson County, Tennessee; thence with the western boundary line of the City of Nashville property, South 2 deg. 15 min. West 65 feet to the southwest corner of said City of Nashville property; thence with the line of the said City of Nashville property, eastwardly 45 feet; and southwardly 300 feet to the beginning, containing 1.22 acres, more or less.

Tract No. II

A tract of land in Davidson County, Tennessee; said tract being part of Lot 3 on the plan of John Overton's Property, of record in Plat Book 421, page 160, Register's Office for Davidson County, Tennessee; said tract is shown as Davidson County Tax Map 132-14, Parcel 70-1, and as Nashville Electric Service Drawing PSK-1528-A, being further described as follows:

Beginning at a point being an iron pin on the northern 40 foot right-of-way of Robertson Academy Road, said point being the southeast most corner of the herein described property; thence following said right-of-way N 89 deg. 59 min. 00 sec. W 20.00 feet to an iron pin; thence leaving said right-of-way N 02 deg. 15 min. 00 sec. E 300.00 feet to an iron pin; thence N 89 deg. 59 min. 00 sec. W 45.00 feet to an iron pin; thence N 02 deg. 15 min. 00 sec. E 65.00 feet to an iron pin; thence S 89 deg. 59 min. 00 sec. E 65.00 feet to an iron pin marking the common corner of Parcels 71 and 70.1 of said Davidson County Tax Map; thence leaving said common corner and following the easterly margin of Parcel 70.1 S 02 deg. 15 min. 00 sec. W 365.00 feet to the point of beginning; said tract contains 10,225 square feet or 0.23 acre, more or less.

Being the same property conveyed to Tim R. Smith and wife, Rosita Smith by deed dated August 28, 1996 from Odie Leon Matney, unmarried of record in Book 10171, page 767, Register's Office for Davidson County, Tennessee. The parties having since divorced.