QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Austin E. Smith Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Austin E. Smith	New Owner	Map 081
2216 14th Avenue North		Group 03-0
Nashville, TN 37208		Parcel 160.0

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Tyler A. Smith

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Austin E. Smith

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot Number 1 in Shankland's Resubdivision of Lot Number 7 in the Subdivision of Lot Number 33 in Ownes Buena Vista Plan of Lots as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, fronting 50 feet on the easterly side of Fourteenth Avenue North (or Nance Street) and runs back between parallel lines along the margin of Adams Street, more or less, one hundred and seventeen feet to an alley.

Being the same property conveyed to Mary Margaret Smith, unmarried, by Warranty Deed from Robert L. Fitzgerald, being the Sole Heir at Law of Annie Fitzgerald, of record in Instrument 20010622-0066455, said Register's Office. The said Mary Margaret Smith, now deceased, leaving Austin E. Smith and Tyler A. Smith as her sole heirs.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2216 14th Avenue North, Nashville, TN 37208

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

Witness my hand this 4th day of October, 2007.

Tyler A. Smith
Tyler A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 10/05/07 12:44 1 pgs
Fees:12.00 Taxes:0.00

20071005-0119076