Davidson County DEEDQC
Recvd: 12/17/07 10:09 3 pgs
Fees:17.00 Taxes:0.00
20071217-0144358

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	L. G. Burnett, Jr. Attorney at Law 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John Patrick Smith	First Republic Mortgage	72-8-45
1434 McGavock Pike	3212 West End Avenue	
Nashville, TN 37216	Nashville, TN 37203	

FOR AND CONSIDERATION of Ten Dollar ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Kerry Brook Hines**, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto **John Patrick Smith**, hereinafter referred to as Grantee, his successors and assigns, all my right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

This is unimproved property known as **1434 McGavock Pike, Nashville, Tennessee 37216**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 29th day of November 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x _____
Kerry Brook Hines - Grantor

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerry Brook Hines**, 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 and official seal at ~~Nashville~~ Orlando, ~~Tennessee~~ Florida, this 29th day of November 2007.

_____
NOTARY PUBLIC

My commission expires: 5/14/2009

JOHN F ST LAWRENCE
Comm# DD541068
Expires 5/14/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the _____ day of _____ 2007.

_____
Affiant

_____
NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Lewis G. Blatt
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17 DAY OF Dec. 20 07
Abby Hill
Deputy Register

EXHIBIT "A'

Land in Davidson County, Tennessee, being located in the new 11th formerly the old 18th Civil District of Davidson County. Tennessee, and being Lot Number 2, in a recorded plat of subdivision of a ten acre tract, conveyed to J.O. Hooper and wife, May Elizabeth Hooper by John Rotier Jr. et ux, recorded in Book 534^ page 142, R.O.D.C. Tennessee* which plat was made by Earl Drake, County Surveyor, on August 3rd, 1929.

Said Tract Number 2 begins at a point in the center of Williams Ferry Road or Maxey Lane 110.7 feet east of the northwest corner of the 10 acre tract conveyed to J.O. Hooper et ux, hereinabove referred to running thence with a center of said Williams Ferry Road, or Maxey Lane 115 feet to a point, the dividing line between tracts number 2 and 3, of said unrecorded subdivision; thence at right angles south 34 *1/2* degrees east 740 feet to a point in the rear line of the said 10 acre tract; thence with the rear line of said 10 acre tract 120. feet to a point thence north 34 1/2 degrees west 780 feet to the point of beginning, and containing 2.017 acres, more or less.

Included in the above description but excluded therefrom is the following tract conveyed in the instrument of record in Book 2964, page 264 said Register's Office described as follows:

Land in the 11th Civil District of Davidson County Tennessee, being the southerly part of Lot No. 2 on the map showing subdivision of a tract of land conveyed to J.O. Hooper, as of record in Book 843, page *106,* Register's Office for said County, described according to a survey made by *Z. J.* Wilkinson, Surveyor as follows;

Beginning on the line between Lots Nos. 1 and *2 at a* point 323 feet south of the southerly margin o/'McGavock Pike* thence with said line, southwardly 439.7 feet to the center of a branch; thence with the center of said branch; north 37 deg. 30' east 121 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots, north 34 1/2 deg. west 398.4 feet to a point 324.7 feet south of the southerly margin of McGavock Pike; thence south 58 deg. 18' west 115 feet to the beginning.

Being the same property conveyed to John P. Smith and wife, K. Brook Mines by deed dated October 22nd, 1999, from Richard H. McClellan, and wife, Carloyn J. McClellan, filed for record on October 22nd, 1999, in Book 117192, page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee(s) herein.