Davidson County DEEDQC
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Fees:17.00 Taxes:0.00

20080115-0004361

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tenn. 37075

New Owner
ANNA PAULINE SMITH and
WANDA FAYE SMITH
3225 Dove Place
Nashville, TN 37218

Send Tax Bills to:
ANNA PAULINE SMITH
3225 Dove Place
Nashville, TN 37218

Map-Parcel
70-1/22

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a conveyance to create a joint tenancy with right of survivorship, I, ANNA PAULINE SMITH, hereby convey, remise, release and quitclaim unto RONALD B. BUCHANAN, Trustee, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Treppard Heights, Section 6, as of record in Book 2900, Page 11, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 68 fronts 90 feet on the southeasterly side of Dove Place, and extends back 292.5 feet on the northeasterly line and 291.6 feet on the southwesterly line to a dead line, measuring 104 feet thereon.
>
> BEING the same property conveyed to SOLON A. SMITH and wife, ANNA PAULINE SMITH by Warranty Deed from WALTER G. ETHRIDGE and wife, VERA MAE ETHRIDGE, recorded on April 26, 1967, in Deed Book 4125, Page 334, Register's Office of Davidson County, Tennessee. The said Solon A. Smith died in March of 2006 leaving Anna Pauline Smith was the sole owner.

This is improved property known as 3225 Dove Place, Nashville, TN.

And now, I, said RONALD B. BUCHANAN, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby convey, remise, release and forever quitclaim unto ANNA PAULINE SMITH and WANDA FAYE SMITH WILLIAMS, as joint tenants with right of survivorship, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 8th day of January, 2008.

Anna Pauline Smith
ANNA PAULINE SMITH

Ronald B. Buchanan Trustee
RONALD B. BUCHANAN,
Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **ANNA PAULINE SMITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 8 day of January, 2008.

Beth M. Woodard
NOTARY PUBLIC

My Comm. Expires: 8/22/11

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **RONALD B. BUCHANAN, *Trustee,*** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 8 day of January, 2008.

Beth M. Woodard
NOTARY PUBLIC

My Comm. Expires: 8/22/11

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.

Ronald B. Buchanan, Trustee
Affiant

Subscribed and sworn to before me on this 8th day of January, 2008.

Beth M. Woodard
Notary Public

My Commission Expires: 8/22/11

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Bill Garrett
Davidson County Register of Deeds

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds