Davidson County DEEDQC
Recvd: 02/12/08 08:30 4 pgs
Fees:27.00 Taxes:0.00
20080212-0013880

FROM:

OSCAR RAY SMITH, JR. AND WIFE, CLARE J. THOMSON-SMITH

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

THE OSCAR RAY SMITH, JR., LIVING TRUST & THE CLARE THOMSON-SMITH LIVING TRUST, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **Howard Mobley Havens, PLLC** **200 31st Ave., No. Suite 100** **Nashville, Tennessee 37203** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 8th day of February, 2008. Notary Public My Commission Expires: My Commission Expires MAR. 21, 2009

Address of new owners:

The Oscar Ray Smith, Jr., Living Trust &
The Clare Thomson-Smith Living Trust,
tenants in common
103 Cherry Branch Lane
Old Hickory, Tennessee 37138

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map 54-10
Parcel 14

KNOW ALL PERSONS 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 re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between our respective revocable living trusts, we, Oscar Ray Smith, Jr. and wife, Clare J. Thomson-Smith, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and

assigns, the tract or parcel of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Oscar Ray Smith, Jr. and Clare Thomson-Smith, Trustees of the Oscar Ray Smith, Jr. Living Trust dated February 8, 2008,** and to **Clare Thomson-Smith and Oscar Ray Smith, Jr., Trustees of the Clare Thomson-Smith Living Trust dated February 8, 2008**, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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

Oscar Ray Smith, Jr.

Clare J. Thomson-Smith

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oscar Ray Smith, Jr. and Clare J. Thomson-Smith, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2008.

My Commission Expires:

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

Julia C. Hunt
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2008.

My Commission Expires:

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

Julia C. Hunt
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 295 on the Plan of A Resubdivision of Lots 293 and 295, Brandywine Farms – Section 17, of record in Book 5200, Page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar Ray Smith, Jr. and wife, Clare J. Thomson-Smith, by deed from Peggy K. Hooper and Clifford E. Hooper, of record in Book 8615, page 970, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Cherry Branch Lane, Old Hickory, Tennessee 37138.