Davidson County DEEDQC
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Fees:17.00 Taxes:0.00

20080606-0058455

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
Joseph W. Sauve		
(NAME)	(NAME)	A portion of parcel 14215011700
629 Harpeth Parkway East	SAME	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0- LARRY B. FELTS, TRUSTEE, AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF JUNE, 2008. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-10-2012 (AFFIX SEAL)

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Larry B. Felts, Trustee have bargained and sold and by these presents do hereby convey, release and forever quitclaim unto Joseph W. Sauve, all of my right, title and interest in the following described land in Davidson County, Tennessee as follows:

Lying in Davidson County, TN, and being a portion of a parcel of property (parcel 14215011700) as described in instrument no. 20061121-0144759 at the Register's Office of Davidson County, TN (R.O.D.C.) and being more particularly described as follows:

Beginning at a point in the southwest corner of Lot 16 of Harpeth Valley Park Subdivision, Section 1 as recorded in book 3600, page 93, R.O.D.C.; thence from said point of beginning with the south line of Lot 16 South 77 degrees 33 minutes 38 seconds East 92.43 feet to an old iron rod at the southwest corner of Lot 15; thence with south line of Lot 15 South 77 degrees 13 minutes 53 seconds East 92.67 feet to an old iron rod; thence on a new line South 10 degrees 33 minutes 08 seconds West 100.06 feet to a new iron rod in a south line of the larger tract of which this is a part; thence with said south line North 77 degrees 24 minutes 59 seconds West 188.01 feet to a new iron rod; thence on a new line North 12 degrees 13 minutes 39 seconds East 100.07 feet to the point of beginning and containing 0.43 acre.

Being part of the property conveyed to Larry B. Felts, Trustee, by warranty deed from Cecil D. Branstetter, Sr., in instrument number 20061121-0144759, R.O.D.C., Tennessee, as shown on the re-subdivision of Harpeth Valley Park Subdivision, Section One (as to Lots 1, 2, 5, 6, 7, 8, 9, 10, 16, 17, 18 and 20 only) as recorded in instrument number 20080522-0052630, R.O.D.C..

This instrument and the interest hereby released and quitclaimed are subject to such easements, limitations, restrictions and encumbrances as may affect the premises. Real property taxes for the year 2007 have been paid by Larry B. Felts, Trustee. Grantee is responsible for all real property taxes for the year 2008 and thereafter.

Alyne H. Babb, being one of the beneficiaries identified on Exhibit A to the Warranty Deed conveying the property to Larry B. Felts, Trustee, recorded as instrument number 20061121-0144759, R.O.D.C., Tennessee, subsequently sold her Lot 16 of the Harpeth Valley Park Subdivision, Section 1 to Joseph W. Sauve, the Grantee herein and assigned her right to receive a portion of the Trust Property to the Grantee herein. Consequently, Joseph W. Sauve is one of the Grantors identified in the Harpeth Valley Park Subdivision Section One Trust Agreement dated May 31, 2008, which is attached as Exhibit A to the Certificate of Trust of record as instrument number 20080604-0057416, R.O.D.C.. Said Trust Agreement authorizes Trustee to convey this land without the joinder of any beneficiary or any other person.

Witness my hand on this 6 day of June, 2008

Larry B. Felts

Larry B. Felts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso a Notary Public in and for said county, **Larry B. Felts**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Harpeth Valley Park Subdivision Section One Trust, and that he is authorized by the Trust Agreement to execute this instrument on behalf of the Trust.

Witness my hand at office, this 6 day of June, 2008.

Amy Monterroso
Notary Public

My commission expires: 3-10-2012

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

presents do hereby convey, release and forever quitclaim unto Mark W. Smith, and wife, Tracie R. Smith, all of my right, title and interest in the following described land in Davidson County, Tennessee as follows: