Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080619-0063431

PREPARED BY:
MICHAEL M. CASTELLARIN, Esq.
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130

QUITCLAIM DEED

Address of New Owner(s)
Nallie P. Smith
504 Vantrease Rd.
Nashville, TN 37115

Send Tax Bills To:
Same

Map and Parcel Numbers
MAP 51-3
PARCEL 18

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents, Ann Elizabeth Epperson and Kathleen Louise Smith do hereby quitclaim and convey unto Nallie P. Smith, her successors and assigns, all our right, title and interest in and to the following described tract of land:

Being the westerly 20 feet on the northerly part of Lot No. 1 of block "D" on the Map of Marthonna Subdivision, not of record and part of an unnumbered tract immediately west of said lot, described as follows:

Beginning on the southerly margin of Marthonna Road, south, formerly Exell Road, South, at the northwest corner of the property conveyed to Bill L. Bryan, and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2535, page 81, Register's Office for said County; thence with the southerly margin of Marthonna Road, South, north 86 degrees 02 minutes West 132 feet to the northwest corner of the property conveyed to J.A. Gillem, Jr., and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2489, page 451, said Register's Office; thence with Gillem's easterly line, South 4 degrees 13 minutes West 210 feet; thence South 86 degrees 02 minutes, 132 feet to the westerly line of the Bryan Land; thence with said line, North 4 degrees 13 minutes East 210 feet to the BEGINNING.

Being the same property described in the paragraph 1 of the Amended Property Settlement Agreement incorporated into the Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee on the 23rd day of August, 1985 in Case No. 85D-50 between Nallie P. Smith, Plaintiff, and Joseph P, Smith, Defendant in which the court ordered that Nallie P. Smith and Joseph P. Smith would own the property as tenants in common, with Nallie P. Smith awarded sole possession of the property, and further ordered that in if husband, Joseph P. Smith, predeceased the sale of the property, then the wife, Nallie P. Smith, would receive the full proceeds of sale. Ann Elizabeth Epperson and Kathleen Louise Smith are all of the children of Joseph P. Smith and Nallie P. Smith and all the residuary beneficiaries of the Estate of Joseph Patrick Smith, probated in Robertson County, TN, Docket No. 19990.

Being the same property conveyed to Joseph P. Smith, et ux. Nallie P. Smith by deed from Gary W. Millsaps, et ux. Peggy M. Millsaps of record in Book 5243, page 633, Register's Office for Davidson County, Tennessee

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set her hands on this the 16 day of May, 2008.

Ann Elizabeth Epperson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Joan E. Barnfield, a Notary Public in and for said County and State, the within named, Ann Elizabeth Epperson, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 2008.

JOANE E. BARNFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11.22.08

IN WITNESS WHEREOF, I have hereunto set her hands on this the 28 day of May, 2008.

Kathleen Louise Smith

STATE OF TENNESSEE)
COUNTY OF Humphreys)

Personally appeared before me, Ronald Keith Moran, a Notary Public in and for said County and State, the within named, Kathleen Louise Smith, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 2008.

RONALD KEITH MORAN STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

Notary Public

My Commission Expires: 12-21-2008

STATE OF TENNESSEE) The actual consideration or value whichever is greater for this transfer is $ 0
COUNTY OF DAVIDSON)

Affiant

Sworn to and subscribed before me, this the 16 day of Jun, 2008.

Notary Public

My Commission Expires: 5/08/2012

CAROLYNN MANGRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN