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Davidson County DEEDQC
Recvd: 10/17/08 14:25 2 pgs
Fees:12.00 Taxes:0.00
20081017-0104685

Realty Title 48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/09
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Lisa M. Smith	CTX Mortgage Co.	49-1
(NAME)	(NAME)	
4753 Clarksville Pike	2828 North Harwood	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218	Dallas, TX 75201-1516	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Lisa M. Smith, by these presents, quitclaims and conveys unto Lisa M. Smith, and Rachel Adams, as joint tenants with right of survivorship, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Watkins & Murray Surveyors, on March 10, 1948, as follows:

Beginning at a point in the center line of State Highway No. 112, said point being South 83 degrees 30 minutes West 846 feet more or less from the center line of Old Buena Vista Pike, said point being in the south line of a 27 acre tract, more or less conveyed to J.C. Smith et al, by deed of record in Book 1005, Page 586, Register's Office for said County; thence with the center line of said highway, North 33 degrees 15 minutes West 249.6 feet to a point, North 39 degrees 30 minutes West 249.6 feet to a point in the original west line of said 27 acre tract; thence with the line of same South 11 degrees 30 minutes East 433.3 feet to a point; the southwest corner of said 27 acre tract; thence with the south line of the same North 83 degrees 30 minutes East 212.5 feet to the beginning, said tract being more or less triangular in shape and containing 1.18 acres more or less.

Being the same property conveyed to Lisa M. Smith by deed from Leonard R. Temple, dated 5-19-06, recorded 5-30-06, of record in Instrument No. 20060530-0062607, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4753 Clarksville Pike, Nashville, TN 37218.

Witness my hand this 15TH day of October, 2008.

Lisa M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Lisa M. Smith, the bargainor, 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, TN, this 15th day of October, 2008.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 2/22/09