THIS INSTRUMENT PREPARED BY:

THOMAS HARDING POTTER, BPR #016503
Attorney at Law
912 North Church Street
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20090029457 DEEDQC
Recvd: 05/04/09 16:00 3 pgs
Fees:17.00 Taxes:0.00
20090504-0040772

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL NO.
Michael C. Smith **307 Belinda Parkway** **Mt. Juliet, Tennessee 37122**	**New Owner**	**53-9-A-10** **11D 91414**

FOR AND IN CONSIDERATION of $0.00, the receipt of which is acknowledged, and any other considerations hereinafter mentioned, **GWENDOLYN CHANDLER,** as **GRANTOR**, having power of Attorney for **MAGGIE C. CHANDLER,** by these presents does hereby quitclaim and convey unto **MICHAEL C. SMITH**, as **GRANTEE**, his successors, heirs and assigns, all her right, title and interest in and to certain property described as follows, to-wit:

LAND in Metropolitan-Nashville Davidson County, Tennessee, and being described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1426, on the plan of Neely's Bend Villas, a Horizontal Property Regime, of record in Book 5200, page 262, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Maggie C. Chandler by deed from Barry W. Ballinger and wife, Rebecca L. Ballinger, of record in Book 6427, page 523, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 5625, page 1, and amended in Book 6119, page 322, both in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1426 Cedar Lane, Madison, Tennessee 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value,

whichever is greater, for this transfer is $0.00.

Gwendolyn Chandler POA
Maggie Chandler
MAGGIE CHANDLER
(BY GWENDOLYN CHANDLER HAVING POWER OF ATTORNEY FOR MAGGIE CHANDLER)

Subscribed and sworn to before me this the 9th day of April, 2009.

BARBARA JEAN MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara Jean Mitchell
NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES 01/07/2013

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES TO THE PREPARER WHO MAKES NO REPRESENTATION

WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO TITLE SEARCH WAS REQUESTED.

IN WITNESS WHEREOF, the undersigned, **MAGGIE CHANDLER**, has caused this instrument to be executed on this the 9th day of April, 2009 for the purpose herein contained.

Gwendolyn C Chandler
Maggie C Chandler

MAGGIE CHANDLER
(BY GWENDOLYN CHANDLER HAVING POWER OF ATTORNEY FOR MAGGIE CHANDLER)

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

On this 9th day of April, 2009, before me personally appeared to me, a Notary Public for said County and State, known or who proved to me on the basis of satisfactory evidence to be the person described herein, and who executed the foregoing instrument, having Power of Attorney,and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County Tennessee.

BARBARA JEAN MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara Jean Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

My Commission Expires:_____