FROM
Charles I. Mason

TO
Tim Smith and wife, Melinda Smith

Davidson County DEEDQC
Recvd: 07/09/09 09:18 3 pgs
Fees:17.00 Taxes:0.00
20090709-0064014

QUITCLAIM DEED

Address of New Owner:
Tim Smith et ux
278 Stones River Rd.
LaVergne, TN 37086

Send Tax Bills To:
Owner

Map & Parcel:
175-32

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

Affiant
Subscribed and sworn to before me, this the 8th day of July, 2009.

Notary Public
Commission Expires: 9-14-

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

I, Charles I. Mason do hereby quitclaim to Tim Smith and wife Melinda Smith his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in the 2nd, formerly the 3rd, Civil District of said County and State, described as follows:

Being at a point in the northerly margin of the right-of-way line of the Nashville, Chattanooga & St. Louis Railroad, where said railroad intersects with the central line of the new Hobson Pike section of the Old Hickory Blvd., the southwest corner of a 40 acre tract of land conveyed to Henry Tyus and wife, by Deed from Robert Lusk and wife, of record in Book 794, Page 271, Register's Office for said county, thence North 54 degrees 45' west with the northerly margin of the said right-of-way line of the N.C. & St. L. Railroad, 479 feet to a point, the center of the Old Hobson Pike; thence with the center of said Old Hobson Pike, north 3 degrees 45' east 255 feet to a point in the Mrs. Soapes' southern boundary line; thence with Mrs. Soaps' southern boundary line, north 85 degrees 35' east, 672 feet to the center of the New Hobson Pike section of the Old Hickory Blvd., a corner of a 38 acre tract of land conveyed to Edward Caldwell by Deed from Robert Lusk and wife, of record in Book 1139, Page 5, said Register's Office thence with the center line of the New Hobson Pike section of Old Hickory Blvd. and the westerly line of the Caldwell 38 acre tract of land, and the Tyus 40 acre tract, southwesterly 620 feet, more or less to the beginning, containing 5.3 acres, more or less.

Being the same property conveyed to Charles I. Mason and wife Mary M. Mason of record in Book 6012, Page 357, said Register's Office. Mary M. Mason, also known as Mary F. Mason, having since died.

Unimproved ( )
This is improved property (XX) known as: 12802 Old Hickory Blvd. Antioch, TN 37013

Witness my hand(s) this the 8th day of July, 2009.

Charles I Mason

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles I. Mason with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 8th day of July, 2009.

Anthy Ellis
Notary Public

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Commission expires: 9-17-11

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY