FROM: Ronald C. Smith **FROM: Victor Hazelwood, Trustee**

TO: Victor Hazelwood, Trustee **TO: Ronald C. Smith and Jeanie Johnson**

QUITCLAIM DEED

Address of New Owners:	**Send Tax Bills To:**	**Map & Parcel:**
Ronald C. Smith	Owner	083-01-0-417.00
6449 Riverplace Dr.		
Nashville, TN 37221		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211

Prepared from information furnished by the parties

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $ 0.00

Affiant

Subscribed and sworn to before me, this the 4 day of December, 2009.

Notary Public
Commission Expires: 1-21-2013

FOR AND CONSIDERATION of one dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance.

I, Ronald C. Smith do hereby quitclaim to Victor Hazelwood, 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 Davidson County, Tennessee, being the easterly part of the southerly 60 feet front and 57 feet rear of Lot No. 1, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description, and also part of Lot No. 3 on the Plan of Martha Martin Lands, of record in Book 161, page 101, Register's Office for said county, and described together according to a survey made by Barge, Waggoner and Summer, Engineers, dated July 29, 1970, as follows:

Beginning at a point on the east margin of Gallatin Road, 105 feet south of the south margin of Granada Avenue; at an existing cross mark; thence leaving the said Road, South 78 degrees East 149.95 to an iron pin in the west margin of an alley; thence along the margin of said alley, South 12 degrees 01 West passing the terminus of said alley at 57 feet a total distance of 136.40 feet to a concrete monument; thence North 79 degrees 22' west 150 feet to an existing spike, in the east margin of Gallatin Road; thence with the margin of said road, North 12 degrees 01 East 140.00 feet to the point of beginning.

Being the same property conveyed to Ronald C. Smith, by deed of record in Instrument No. 20080903-0090378, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved property (X) known as: **925 Gallatin Avenue, Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20100000947 DEEDQC
Recvd: 01/06/10 10:06 2 pgs
Fees:17.00 Taxes:0.00
20100106-0001114

And now, I, the said Victor Hazelwood,Trustee, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title, and interest unto **Ronald C. Smith and Jeanie Johnson, as joint tenants with rights of survivorship** their heirs, the same property herein above described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of December, 2009.

Victor Hazelwood, Trustee

Ronald C. Smith

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name unto **Ronald C. Smith** The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 2009.

Notary Public
Commission Expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Victor Hazelwood, Trustee the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 2009.

Notary Public
Commission Expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY