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This document drafted by:
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BILL GARRETT, Davidson County
Trans:T20100039548 DEEDQC
Recvd: 06/29/10 12:07 3 pgs
Fees:18.00 Taxes:1964.66
20100629-0050704

FROM:	DON B. SMITHSON **Grantor**
TO:	EVELYN S. DUFF **Grantee**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Evelyn S. Duff 1204 Highgate Drive Nolensville, Tennessee 37135	(new owner)	188 10 0A 010.00

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Five Hundred Thirty Thousand Nine Hundred Ninety and No/100 Dollars ($530,990.00).

Affiant

Sworn to and subscribed before me, this 28th day of June, 2010.

Notary Public

My Commission Expires: 11.28.11

DEBBIE MARLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

15776N:080070:857567:3:NASHVILLE

WHEREAS:

A. By Warranty Deed from Wood Ridge Development, Inc., a Tennessee corporation, dated April 14, 2008, and recorded as Instrument Number 20000418-0039611, Register's Office for Davidson County, Tennessee, Don B. Smithson (the "Grantor"), acquired all right, title and interest in and to the premises commonly known as 1204 Highgate Drive, Nolensville, Davidson County, Tennessee, 37135 (the "Property"), which is more fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Carothers Crossing, Phase 1, of record in Instrument No. 20070614-0071367, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Don B. Smithson by deed from Wood Ridge Development, Inc., a Tennessee corporation, of record in Instrument No. 20080418-0039611, Register's Office for Davidson County, Tennessee.

B. Grantor wishes to convey any and all rights, title and interests held by Grantor in and to the Property, to Evelyn S. Duff.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto Evelyn S. Duff (the "Grantee"), her heirs, successors and assigns, all of Grantor's right, title and interest, in the Property.

The Property is improved property commonly known as 1204 Highgate Drive, Nolensville, Davidson County, Tennessee, 37135, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE APPEARS ON FOLLOWING PAGE

GRANTOR:

Don B. Smithson

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Bruce Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the above and foregoing Quitclaim Deed for the purposes stated therein contained, this 8th day June, 2010.

NOTARY PUBLIC

DEBBIE MARLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 1/28/11