BILL GARRETT, Davidson County
Trans:T20110027145 DEEDQC
Recvd: 05/06/11 13:41 3 pgs
Fees:17.00 Taxes:0.00
20110506-0035094

Map - Parcel No: P/O 16-290.00

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
John Taylor	John Taylor	
1920 Dahlia Dr.	1920 Dahlia Dr	
Nash Tn. 37210	Nash. Tn. 37210	

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 2 day of May, 2011, by and between **TIMOTHY STEVEN SMITH and wife, LEAH MARIE LAYHEW,** hereinafter referred to as "Parties of the First Part", and **JOHN P. TAYLOR,** hereinafter referred to as "Party of the Second Part:;

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowedged, Parties of the First Part convey and quitclaim unto the Party of the Second Part, his heirs and assigns, all their right, title and interest in and to the following described real estate, to-wit:

Being a Tract of land lying in the Third Council District of Nashville, Davidson County, Tennessee, Lying Generally 808 feet more or less East of Saddleback Road on the southerly margin of Union Hill Road and being more particularly described as follows:

Beginning at an existing iron rod in the southerly margin of Union Hill Road. Said rod being the northeast corner of the property conveyed to Wendy Jo Morrow as of record in Book 10565, Page 328 at the Register's Office of Davidson County, Tennessee and also known as Lot 1 on the Subdivision of Davis Farms Section 1 as of record in Book 8250, Page 403 at the Register's Office of Davidson County, Tennessee, said point being the POINT OF BEGINNING; thence with the southerly margin of Union Hill Road the following four calls, N 71° 56' 52" E, a distance of 278.36 feet to a point; thence with a curve to the left having a radius of 528.26 feet and a central angle of 22° 28' 38" an arc distance of 207.24 feet and having a Chord of N 60° 42' 33" E, a distance of 205.91 feet to a point; thence N 49° 28' 14" E, a distance of 176.07 feet to a point; thence with a curve to the right having a radius of 2,746.72 feet and a central angle of 01°41'53" an arc distance of 81.41 feet and having a Chord of N 50° 19' 11" E, a distance of 81.40 feet to an iron rod new; thence leaving Union Hill Road, severing the property conveyed to Timothy Steven Smith & Leah Marie Layhew as of record in Instrument # 20060817-0101614 at

the Register's Office of Davidson County, Tennessee, S 19° 03' 14" E, a distance of 409.61 feet to an iron rod new; thence S 71° 56' 52" W, passing an existing iron rod at a distance of 680.85 feet; and continuing for a total distance of 725.85 feet to an existing iron rod in the property conveyed to Wendy Jo Morrow as of record in Book 10565, Page 328 at the Register's Office of Davidson County, Tennessee and also known as Lot 1 on the Subdivision of Davis Farms Section 1 as of record in Book 8250, Page 403 at the Register's Office of Davidson County, Tennessee; thence with said Morrow property, N 18° 03' 08" W, a distance of 272.10 feet to the point of beginning, containing 220,967 square feet or 5.07 acres, more or less. According to a survey by Bennie O. Wheeler, TN RLS # 1546, with Wheeler Surveying Company., dated August 25th, 2010.

Being a portion of the same property conveyed to Timothy Steven Smith and wife, Leah Marie Layhew by deed from Blake Chancey and wife, Jackie Chancey, of record in Instrument No. 20060817-0101614, Register's Office for Davidson County, Tennessee, dated August 14, 2006.

IN TESTIMONY WHEREOF, Parties of the First Part have herein set their signatures, this the 2 day of May, 2011.

TIMOTHY STEVEN SMITH

LEAH MARIE LAYHEW

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 **TIMOTHY STEVEN SMITH and wife, LEAH MARIE LAYHEW,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 2 day of May, 2011.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
5/6/13

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is **NONE.**

Affiant

DAVID B. LYONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SWORN TO and subscribed before me on this the 2 day of MAY, 2011.

My Commission Expires:
5/6/13

Notary Public