BILL GARRETT, Davidson County
Trans:T20110056217 DEEDQC
Recvd: 09/12/11 09:30 3 pgs
Fees:17.00 Taxes:0.00
20110912-0070342

QUIT-CLAIM DEED

TENNESSEE, DAVIDSON COUNTY:

THIS INDENTURE, made this 6th day of November 2010, by and between AUSTIN H. CHILDS and BRITTANY VANHOOSER of Davidson County, Tennessee, hereinafter referred to as the party of the first part and STEVEN D. SMITH, of Muscogee County, Georgia, hereinafter referred to as the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Ten Dollars ($10.00) and Other Valuable Considerations to the undersigned grantor, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described property, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 38, on the plan of Crutcher Brothers Plan, of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to Federal Home Loan Mortgage Corp., as described in Deed Instrument 20090702-0061727, recorded 07/02/2009 in Davidson County Records. And being that same property as conveyed by Federal Home Loan Mortgage Corporation to Austin H. Childs and Brittany Vanhooser, as described in Deed Instrument 20100609-0044754. This property is identified as Parcel Number 325 on Map Number 082-03.0. Property address is 1123 Penncock Ave., Nashville, TN 37207.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable, rights of tenants in possession.

This deed was prepared by Steven D. Smith who is the new owner and will be responsible for paying all property taxes. Mr. Smith's address is: P.O. Box 5180, Columbus, GA 31906.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Austin H. Childs

Brittany Vanhooser

Signed, sealed and delivered in the presence of:

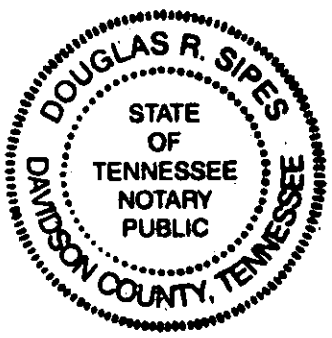
WITNESS

WITNESS

TENNESSEE, DAVIDSON COUNTY:

THE FOREGOING INSTRUMENT was acknowledged before me this 18 day of November 2010.

NOTARY PUBLIC
My Commission Expires:
Douglas R. Sipes
Commission Expires
November 4th 2013



STATE OF GEORGIA
COUNTY OF MUSCOGEE

The actual consideration or true value, whichever is greater for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me, this the 29th Day of August 2011

Notary

LAURA JANE JOLLEY NOTARY PUBLIC MUSCOGEE COUNTY GEORGIA EXPIRES AUG. 17, 2014