THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
401 Church Street, Suite 2800
Nashville, Tennessee 37219-2384

BILL GARRETT, Davidson County
Trans:T20120004953 DEEDQC
Recvd: 01/20/12 15:48 4 pgs
Fees:22.00 Taxes:0.00
20120120-0005879

QUITCLAIM DEED

FROM: Ralph M. Poplin

TO: Vicki L. Poplin

Address New Owner(s) as follows:

Vicki L. Poplin
8045 Highway 70 South
Nashville, TN 37221

Send Tax Bills To:

Norton R. Smith, III
865 Bellevue Place, Apt. R6
Nashville, Tennessee 37221

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Vicki L. Poplin, being one and the same person as Vicki Lynn Poplin, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled VICKI LYNN POPLIN V. RALPH MITCHELL POPLIN, Civil Action No. 09D-574, Eighth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

VICKI LYNN POPLIN

Sworn to and subscribed before me, this 14th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 5-8-12

MICHELLE ESCOBEDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Ralph M. Poplin, being one and the same person as Ralph Mitchell Poplin, does transfer, quitclaim and convey unto the said Vicki L. Poplin, her heirs, successors, and assigns, all of his right, title and interest in and to said property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows to-wit: Two tracts of land in the 8th and 9th, formerly the 12th and 14th, Civil Districts of Davidson County, Tennessee, on the North side of the Charlotte Road, as described as follows:

TRACT ONE:

Beginning at a point in the road, the northeast corner of a tract of land conveyed by Hines to Craddock and running thence South 3-1/2 deg. West 4 poles, South 61 deg. West 9 poles, South 74 deg. West 8 poles, North 82 deg. West 3-1/2 poles, South 76 deg. West 9 poles, North 75 deg. West 6 poles, North 64-1/2 deg. West 8 poles, North 46 deg. West 10.4 poles, South 71/2 deg. West 4.8 poles South 35 deg. West 6 poles, South 2 deg. West 10.6 poles South 5-1/2 deg. East 10.6 poles, South 29-1/2 deg. East 7.4 poles, South 46 deg. East 15.2 poles, South 31 deg. East 4.2 poles to center of Charlotte Pike, thence South 70 deg. East 43 poles to a stake in Jordan's line;

Thence North 2 deg. East 64 poles to the beginning, containing 15 acres more or less, according to a survey made by Erle Drake, Surveyor.

There is included in the above description but expressly excluded from this conveyance, a certain tract of 1-3/4 acres sold and conveyed by F.M. Wild to Jack Overton and wife, by deed dated the 10th day of May, 1938, and recorded in Book 1166, page 467 of Register's Office for said County this excluded land being described as follows:

Beginning at a chestnut oak with white oak pointer in Jordan's line and the northeast corner of Craddock's land;

Thence North 2 deg. East 23 poles to the center of Charlotte Road, souwood trees on south side of said road;

Thence South 42 deg. west 14 poles to a stake, chestnut oak pointer, south 71 deg. west 14 poles to a small black walnut in Craddock line;

Thence south 70 deg. east 26-3/4 poles to the beginning, containing one and three-quarter acres be the same, more or less.

TRACT TWO:
Also a tract of land adjoining the above described land, which was conveyed to Frances M. Wild by deed of Gilbert Newland dated March 24, 1938, of record in Book 1090,

page 469, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a white oak in the old J.C. Foster tract said oak being the southwest corner of William Warren tract, later owned by Henry Rogan; running thence with the east boundary line of the J.C. Foster tract south 40 poles to a stake;

Thence east 20 poles to a stake;

Thence east 40 poles to a stake in the said William Warren or Rogan south boundary line;

Thence west with the said Warren south boundary line or Rogan line, 20 poles to the beginning, containing five acres.

Being the same property conveyed to Evelyn Koch Smith by deed from Mrs. John L. Buck, Mrs. Marjorie S. Bibb, Sam R. Smith, Jr., Norton R. Smith, Jr., and Mrs. James Mason of Record in Book 4482 page 25 Register's Office of Davidson County, Tennessee.

Being the same property devised to Mrs. N.R. Smith, by will of North Richard Smith of record in will book 64, page 490, Probate Court for Davidson County, Tennessee, the said Evelyn Koch Smith and Mrs. N.R. Smith being one in the same person.

Being the same property inherited by Ollie Smith, Sr., as an heir at law of S.R. Smith, Sr., the other heirs at law having already conveyed their interest to Evelyn Koch Smith by Deed of record in Book 4482, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Koch Smith by deed from Ollie L. Smith, Sr. of record in Book 7190 page 602 Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Vicki L. Poplin, Ralph M. Poplin, Carol A. Smith, and Norton R. Smith, III by deed from Evelyn Koch Smith of record in Book 7416, Page 621 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement for right of way of Charlotte Pike within boundaries of premises as herein described.

Witness my hand this 16th day of December, 2011.

Ralph M. Poplin

RALPH MITCHELL POPLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named RALPH MITCHELL POPLIN, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2011.

Andrea Baker
NOTARY PUBLIC

My Commission Expires: 11/5/2014

