BILL GARRETT, Davidson County
Trans:T20120078746 DEEDQC
Recvd: 10/16/12 15:46 4 pgs
Fees:22.00 Taxes:0.00
20121016-0094971

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Eva Mae Smith, as Trustee of the Lee Roy Smith Revocable Trust 110 Two Rivers Court Nashville, TN 37214	Same	Parcel ID 09400002800 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Lee Roy Smith died testate on October 5, 2010, leaving a Last Will and Testament dated May 16, 2006, which has been probated and is properly recorded in Docket Number 10P1732 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Eva Mae Smith is the duly qualified and acting Executor of the Estate of Lee Roy Smith; and

WHEREAS, Lee Roy Smith owned an undivided one-half (1/2) interest in the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said Lee Roy Smith, of which the Property is a part, be distributed to the Lee Roy Smith Revocable Trust established on May 16, 2006 (the "Lee Roy Smith Revocable Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, EVA MAE SMITH, as EXECUTOR OF THE ESTATE OF LEE ROY SMITH, and not further or otherwise, hereby quitclaims and conveys to EVA MAE SMITH, as TRUSTEE OF THE LEE ROY SMITH REVOCABLE TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest as Executor of the Estate of Lee Roy Smith in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated April 29, 1968, as follows:

Beginning 50' East of an iron pin in the northerly right of way of Lebanon Road (US Hwy. No. 70); thence North 2° and 13' East approximately 421 feet to a point in a line 50 feet southerly from and parallel to the south right of a way line of a TVA easement; thence in an easterly direction with said line 50 feet southerly from the South right of way line to a TVA easement approximately 101 feet to a point; thence North 2° and 13' East 165 feet to a point; thence in an easterly direction parallel to said TVA easement 150 feet to a point; thence South 2° and 10' West approximately 633 ½ feet to an iron pin in the northerly right of way line of Lebanon Road (US Hwy. No. 70); thence with the northerly right of way line of said Lebanon Road, North 81° and 19' West 251.61 feet to the point of beginning.

Being the same property conveyed to Lee Roy Smith by deed of record in Deed Book 4236, page 119, Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated July 18, 1968, as follows:

Beginning at a point in the northerly margin of Lebanon Road, which point adjoins the Jim C. Burke property; thence northerly 2°13' East 845.17 feet to a concrete monument; thence southerly 79° 45' East 302 feet to a concrete monument; thence southerly 2°11' West 201.77 feet to a point; thence southerly 89° 18' West 150 feet to a point; thence southerly 2° 13' West 165 feet to a point; thence southerly 89° 18' West 100 feet; thence southerly 2° 13' West 429.15 feet to a point; thence northerly 81° 19' West 50 feet to a concrete monument, which is the point of beginning.

Being the same property conveyed to Lee Roy Smith by deed of record in Deed Book 5611, page 205, Register's Office of Davidson County, Tennessee.

See Quitclaim Deed to create a tenancy in common conveyed by Lee Roy Smith to spouse, Eva Mae Smith, by Instrument # 20060531-0063492, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deeds.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1200 Lebanon Pike, Nashville, TN.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of October, 2012.

Eva Mae Smith

Eva Mae Smith, as Executor of the Estate of Lee Roy Smith, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eva Mae Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Executor of the Estate of Lee Roy Smith for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 2012.

Shaw C. Harrison
Notary Public

SHAW C. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11-3-2015

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Eva Mae Smith
Eva Mae Smith, as Trustee of the Lee Roy Smith Revocable Trust, and not further or otherwise

Subscribed and sworn to before me
this 8th day of October, 2012.

Shaw C. Harrison
Notary Public

My Commission Expires:

11-3-2015

SHAW C. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY