BILL GARRETT, Davidson County
Trans:T20120078746 DEEDQC
Recvd: 10/16/12 15:47 3 pgs
Fees:17.00 Taxes:0.00
20121016-0094973

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 08406000400 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:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Sunny Acres, Section 4, as of record in Book 2900, page 2, Register's Office for said County.

Said Lot No. 149 fronts 150.00 feet on the northwesterly side of Briley Parkway and extends back between parallel lines 266.9 feet on the northeasterly line, passing a witness mark at 246.9 feet and 288.1 feet on the southwesterly line, passing a witness mark at 283.1 feet, to the southeasterly bank of the Cumberland River, measuring 151.49 feet thereon.

Being the same property conveyed to Lee Roy Smith by Instrument # 20060531-0063493, Register's Office of Davidson County, Tennessee.

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

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

This is improved property known as 110 Two Rivers Court, Nashville, Tennessee.

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

My Commission Expires:

11-3-2015

SHAW C. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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