| THIS DOCUMENT PREPARED BY: | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is NONE. |
|---|---|
| Bryan Howard<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | Angela Smith Stinson<br>Affiant<br>Subscribed and sworn to before me, this 23rd day of December, 2012.<br>Bryan Howard<br>Notary Public<br>My Commission Expires:<br>May 6, 2013 |

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Angela Smith Stinson, Trustee<br>1120 Tyne Blvd.<br>Nashville, TN 37220 | SAME | Map: 145<br>Parcel: 035.00 |

**QUITCLAIM DEED**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY J. SMITH, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, has bargained and sold, and by these presents does transfer and convey unto Angela Smith Stinson, as Trustee of the Mary Jo Smith Dynasty Trust dated December 23, 2012, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or

BILL GARRETT, Davidson County
Trans:T20130001606 DEEDQC
Recvd: 01/07/13 13:53 3 pgs
Fees:17.00 Taxes:0.00
20130107-0001969

parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

**WITNESS** my hand this the 23rd day of December, 2012.

Mary Jo Smith
MARY J. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, this 23rd day of December, 2012.

Bryan Howard
Notary Public

My Commission Expires: May 6, 2013



## EXHIBIT A

### Legal Description

**TRACT 1**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County, as follows:

Beginning in the west margin of Roselawn Circle at the corner of Lots Nos. 3 and 4; thence west along the line of said lots, 232.4 feet to a point in the east line of Lot No. 1; thence south along the line of Lots Nos. 1 and 4, 100 feet; thence east 18.4 feet to a monument, an inner corner of Lot No. 4; thence south along the line of Lot No. 4, 100 feet to a corner of Lots 4 and 5; thence east with the line of said lots, 222.8 feet to the west margin of Roselawn Circle; thence north with said Circle 200 feet to the beginning.

Being the same property conveyed to Edwin W. Smith, Jr., and wife, Mary J. Smith, from Estes-Taylor Company, Inc., of record in Book 3134 at page 235, office of Register of Deeds of Davidson County, Tennessee. Edward W. Smith, Jr. previously died on July 17, 2002.

**TRACT 2**

Beginning at a point in the westerly boundary of Roselawn Estates, Subdivision, a Plan of which is of record in book 2900, page 86, Register's Office of Davidson County, Tennessee, said point being 375 feet south on a line south 3°8' west from the southerly margin of Tyne Boulevard; thence in an easterly direction on a straight line for a distance of 145.5 feet to the point of the southwest corner of lot No. 3 as shown on said plan; thence in a southerly direction a distance of 100 feet to a point; thence north 86°30' west 145 feet to a concrete monument; thence north 3°8' east 100 feet to the point of beginning.

Being the same property conveyed to Edwin W. Smith Jr. and wife, Mary J. Smith, by Estes-Taylor Company, Inc., a Tennessee Corporation, by Amendment to Roselawn Estates Lots Numbers 1 & 4, of record in Book 3249 at page 636, office of the Register of Deeds of Davidson County, Tennessee. Edward W. Smith Jr. previously died on July 17, 2002.