This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Edward Smith
1183 West Main Street
Hendersonville, TN 37075

SEND TAX BILLS TO:

SAME AS ADDRESSEE

BILL GARRETT, Davidson County
Trans:T20130037561 DEEDQC
Recvd: 05/06/13 12:09 2 pgs
Fees:12.00 Taxes:0.00
20130506-0045638

Map & Parcel: 93-06-4/027.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

William J. Henry Jr. and wife, L. Lynn Henry

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Edward Smith and wife, Karen D. Smith

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being on the southwest corner of Broad Street (Broadway) and Third Avenue South and described according to a survey may by Miller/Wihry, Inc., dated March 29, 1984, as follows:

Beginning at a point in the Westerly right-of-way of Third Avenue South (being 24.5 feet from the center line of said street) at its intersection with the southerly right-of-way of Broadway (52 feet from the center line of said street; thence South 40 degrees 20 minutes 10 seconds East 51.62 feet to a point; thence South 49 degrees 39 minutes 50 seconds West 41.00 feet to the center of a party wall; thence with the center line of said party wall North 40 degrees 20 minutes 10 seconds West 51.70 feet to a point in the Southerly right of way of Broadway; thence North 49 degrees 46 seconds 47 minutes East 41.00 feet to the point of Beginning.

Being the same property conveyed to William J. Henry, Jr. and L. Lynn Henry, husband and wife, by deed from De Montbrun-Park holdings, LLC, a Tennessee Limited Liability company, dated August 16, 2006 and filed for record as Instrument No. 20060823-0104031 in the Register's Office for Davidson County, Tennessee.

Subject to an easement for Party Wall of record in Book 871, page 288, Register's Office for Davidson County, Tennessee.

Subject to the Deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616 contains the following: Grantor retains for itself, its successors and assigns the absolute right at its own expense to remove, obliterate, to cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.

2013 and all subsequent years taxes are a lien not yet due and payable. Map and Parcel 09306-4/27.00

Subject to any and all matters appearing on the Survey by Campbell McRae & Associates Surveying, Inc, John Hood, RLS No. 1838, dated April 27, 2013.

WITNESS OUR HANDS this 3rd day of May, 2013.

William J. Henry Jr.

L Lynn Henry

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William J. Henry Jr., and L. Lynn Henry with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2013.

RUTHERFORD CO., TN JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC

My commission expires: 2-22-14

STATE of TENNESSEE
COUNTY of _____

The actual consideration for this transfer is $ 0 .

Affiant

Sworn to and subscribed to before me this 3 day of May, 2013.

My commission expires: 2-22-14

Notary Public

RUTHERFORD CO., TN JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC