BILL GARRETT, Davidson County
Trans:T20150002886 DEEDQC
Recvd: 01/13/15 09:38 7 pgs
Fees:37.00 Taxes:0.00
20150113-0003444

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 2015.

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
December 6, 2016

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
David A. Smith, Trustee and James M. Smith, Jr., Trustee c/o 5814 Lickton Pike Goodlettsville, TN 37072	-SAME-	071-05-0-245.00 018 16 0 098.00 018 16 0 099.00 018 16 0 100.00 034 09 0 076.01

TRUSTEES' DEED

KNOW ALL PERSONS by these presents that **James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr. and David A.**

Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim all of the right, title and interest of The Alice M. Smith Bypass Trust and The Alice M. Smith Tennessee Bypass Trust, in and to certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to **David A. Smith, Trustee of The David A. Smith Inheritance Trust and James M. Smith, Jr., Trustee of the The James M. Smith, Jr. Inheritance Trust, equally, as tenants-in-common,** and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,

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

WITNESS our hands this 8th day of January, 2015.

James M. Smith, Jr., Trustee of The Alice M. Smith Bypass Trust

David A. Smith, Trustee of The Alice M. Smith Bypass Trust

James M. Smith, Jr., Trustee of The Alice M. Smith Tennessee Bypass Trust

David A. Smith, Trustee of The Alice M. Smith Tennessee Bypass Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Smith, Jr., Trustee,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of January, 2015.



Julia C. Hunt
Notary Public

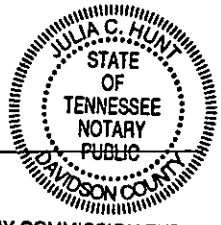
My Commission Expires:

MY COMMISSION EXPIRES:
December 6, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 8th day of January, 2015.



Julia C. Hunt
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
December 6, 2016

EXHIBIT "A"

400 West Trinity Lane **Map & Parcel** **071 05 0 245.00**

Land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by R. I. Montoya, Land Surveying, June 13, 1980 and revised June 15, 1981, as follows:

BEGINNING on the southerly margin of West Trinity Lane at the northwest corner of Lot No. 1, of record in Book 5210, page 269, Register's Office for said County; thence with said Lot No. 1 and 3, S 11° 00' 13" W 396.43 feet to an iron pin; thence S 81° 41' 58" E 430.63 feet to the westerly margin of Scruggs Lane; thence with the same S 33° 34' 15" W 292 feet to a fence post, the northeast corner of the M. H. Webb property; thence along Webbs line N 80° 14' 04" W 597.33 feet to the easterly margin of Liberia Street; thence with the same N 22° 40' 45" W 908.10 feet to the intersection of said Liberia Street and West Trinity Lane; thence with the southerly margin of West Trinity Lane S 72° 39' 36" E 535 feet, S 17° 20' 24" W 15 feet, S 72° 39' 36" E 96 feet, N 17° 20' 24" E 5 feet and S 72° 39' 36" E 157.65 feet to the beginning.

Being part of the same property conveyed to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust by deed of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

429 North Main Street, Goodlettsville	**Map & Parcel**	**018 16 0 098.00**
433 North Main Street, Goodlettsville	**Map & Parcel**	**018 16 0 099.00**

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being Lot No. 2 on the Map of James M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for said County, and more particularly described as follows:

SAID Lot No. 2 fronts 96 feet on the easterly side of Main Street and extends back between lines 245 1/2 feet on the northerly side and 240 1/2 feet on the southerly side to a dead line and an alley in the rear, and measures 95 1/2 feet thereon.

BEING the same property conveyed to James M. Smith & Edgar E. Harlin, Jr., by deed from John M. Cato, unmarried, of record in Book 5296, Page 503, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being situated in the Town of Goodlettsville, 10th Civil District of said County.

SAID Lot fronts 100 feet, more or less, on the East side of Main Street, formerly known as the L. & N. Turnpike and extends back between parallel lines 200 feet, more or less, and bounded as follows:

On the north by M. P. Harmon (formerly R. F. Patton) on the East by an alley (formerly J. O. Bass), on the South by J. O. Bass, (now Charles Inman Cato) on the West by said Main Street, said parcel of land being known as the S. W. McIntosh Home Place.

Being part of the same property conveyed to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust by deed of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

435 North Main Street, Goodlettsvlle Map & Parcel 018 16 0 100.00

Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, Davidson County, Tennessee, more particularly described as follows:

Said tract of land fronts 100 feet on the east side of Main Street or Nashville and Goodlettsville Pike Road, beginning at a point in the center of said street or pike, at the northwest corner of a lot formerly owned by W. A. Cartwright, now owned by McIntosh, thence running with the northerly boundary of said lot easterly 220 feet more or less to the northeast corner of said McIntosh lot, northerly 100 feet to a point, thence at right angles and parallel with the north line of said McIntosh lot westerly to a point in the center of said Main Street or Pike; thence with the center of said Street or Pike, 100 feet to the beginning.

Being part of the same property conveyed to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust by deed of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

AFTER THE RECORDATION OF THIS DEED, THE ABOVE FOUR PARCELS WILL BE OWNED AS FOLLOWS:

Twenty-five percent (25%) by David A. Smith, Trustee of The David A. Smith Inheritance Trust; Twenty-five percent (25%) by James M. Smith, Jr., Trustee of The James M. Smith, Jr. Inheritance Trust; and Fifty percent (50%) by Dora H. Tomchak.

1469 Gallatin Pike Madison, TN **Map & Parcel** **034 09 0 076.01**

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ernest Medlin, Surveyor,

TRACT NO. 1: Beginning at a point on the west margin of Gallatin Pike, the same being located North 15 degrees 05' 30" East and 274.93 feet from the center of Dry Creek; thence leaving Gallatin Pike North 77 degrees 40' 37" West 200 feet to a point; thence southwestwardly 222 feet more or less to a point in the center of Dry Creek; thence upstream with the center of said creek as follows: North 69 degrees 43' 44" West 115 feet; North 78 degrees 11' 50" West 97.26 feet; North 89 degrees 19' 33" West 172.4 feet to a point on the east margin of L & N Railroad, thence with the east margin of said railroad, North 15 degrees 37' 10" East 500.34 feet to a point; thence leaving said railroad, South 77 degrees 40' 37" East 526.73 feet to a point which is located 200 feet west of the margin of Gallatin Pike; thence parallel with said Pike South 15 degrees 05' 30" West 200 feet to a point; thence South 77 degrees 40' 37" East 200 feet to the west margin of Gallatin Pike; thence with the west margin of same, South 15 degrees 05' 30" West 50 feet to the beginning.

TRACT NO. 2: Said tract lies immediately south of the 50 foot frontage of Tract No. 1, said Tract No. 2 fronts 130 feet on the west margin of Gallatin Pike; and extends back westerly, measuring 200 feet on the north line, and 215 feet on the south line, to a line in the rear on which it measures 122 feet.

TRACT NO. 3: Said tract lies immediately south of Tract No. 2, said Tract No. 3 fronts 145 feet on the west margin of Gallatin Pike, and extends back westwardly, measuring 215 feet on the north line, and 234.2 feet on the south line, which is along the center of Dry Creek, to a line in the rear on which it measures 100 feet.

Being part of the same property conveyed to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust by deed of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

AFTER THE RECORDATION OF THIS DEED, THE ABOVE PARCEL WILL BE OWNED AS FOLLOWS:

One-sixth (1/6) by David A. Smith, Trustee of The David A. Smith Inheritance Trust; One-sixth (1/6) by James M. Smith, Jr., Trustee of The James M. Smith, Jr. Inheritance Trust; One-third (1/3) by Dora H. Tomchak; and One-third (1/3) by James R. McKinney.