RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160070538 DEEDQC
Recvd: 08/15/16 11:08 2 pgs
Fees:12.00 Taxes:0.00
20160815-0084717

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Bobby J. Smith Jerry N. Smith Mary Louise Smith 1390 Bain Drive Madison, TN 37115	Same as New Owner	03414008700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jerry N. Smith and Wife, Mary Louise Smith,** (Grantors) by these presents do hereby quitclaim and convey unto , **Bobby J. Smith, his heirs and assigns,** (Grantee) **a one-half undivided interest** in and to the following described tract of land:

Being described according to a survey by J. Bruce Rainey, Surveyor, Number 823, dated June 24, 1990, revised September 26, 1990, and known as Job No. 890074, more particularly described as follows:

BEGINNING at a point in the south line of Stanley Heights of record in Plat Book 3300, Page 74, at its intersection with the charter right-of-way line of the Seaboard Systems Railroad as shown on Right-Of-Way and Tract Map Number 57 of the Louisville-Nashville Railroad Company, Mainstem Second Division, said point being 100 feet from the centerline of the main tract, thence with said charter right-of-way and a curve to the right having a central angle of 10 deg. to min. 52 sec., a radius of 1,766.03 feet and a chord described as running S 47 deg. 11 min. 50 sec. W 313.40 feet, a distance along said curve of 313.81 feet to a point; thence continuing with said charter right-of-way-line, S 52 deg. 17 min. 16 sec. W 514.65 feet to a point; thence N 01 deg. 36 min. 49 sec. E 421.62 feet with the centerline of a 40 foot sewer and public utility easement of record in Book 493, Page 179, Register's Office for Davidson County, Tennessee, to a point in the south line of said Stanley Heights; thence N 80 deg. 21 min. 00 sec. E 634.18 feet to the point of beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Jerry N. Smith and Wife, Mary Louise Smith from Johnny C. Cunningham and Wife, Dana M. Cunningham by Warranty Deed dated July 21, 2004 and recorded in Instrument No. 20040723-0088449, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1390 Bain Drive, Madison, TN 37115

gns
m.s.
B.S.S.

*****IT IS THE INTENTION OF THE PARTIES TO THIS CONVEYANCE THAT A ONE-HALF UNDIVIDED INTEREST IN AND TO SUBJECT PROPERTY BE VESTED IN JERRY N. SMITH AND WIFE, MARY LOUISE SMITH, AS TENANTS BY THE ENTIRETY; AND A ONE-HALF UNDIVIDED INTEREST BE VESTED IN BOBBY J. SMITH, UNMARRIED, AND THAT EACH ONE-HALF UNDIVIDED INTEREST IS HELD WITH RIGHTS OF SURVIVORSHIP.**

SAID PROPERTY is hereby conveyed subject to such limitations, encumbrances, taxes or other matters that affect the premises, including but not limited to restrictions, easements, and including any notes or matters set forth on the survey by J. Bruce Rainey, Surveyor No. 823, dated June 24, 1990 as revised on September 26, 1990 and known as Job No. 890074

IN WITNESS WHEREOF, we have hereunto set our hand this the 12th day of August, 2016.

Jerry N. Smith
Jerry N. Smith

Mary Louise Smith
Mary Louise Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Jerry N. Smith and Wife, Mary Louise Smith**, the bargainors, with whom I am personally acquainted (or whc proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 12TH day of August, 2016.

My commission expires: 11-5-19

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Bobby J. Smith
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 12th DAY OF August, 2016.

Sandy Balent
Notary Public
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY