Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel: 011 00 0 121.00

Bill Garrett Davidson County
Batch# 62309 DEEDQC
02/26/2018 10:21:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180226-0017695

QUIT CLAIM DEED

Property Address & New Owner:
VIRGINIA SMITH WOOD and
TERRI SMITH RUSSELL, TRUSTEES
JAMES WILLARD SMITH INVESTMENT
SERVICES TRUST
2154 Baker Road
Goodlettsville, TN 37072

Mail Tax Statement to:
Virginia Smith Wood
Terri Smith Russell
2154 Baker Road
Goodlettsville, TN 37072

The GRANTOR, **JAMES WILLARD SMITH**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sale, convey and confirm all her right, title and interest in the below-described property to:

VIRGINIA SMITH WOOD and TERRI SMITH RUSSELL, Trustees of the JAMES WILLARD SMITH INVESTMENT SERVICES TRUST, Dated February 20, 2018

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee. BEGINNING at an iron pin in the fence line on the west margin of Baker Road, same being the S.E. corner of this tract of land thence leaving the road and crossing Mansker Creek, S. 62 degrees west 72.0 feet to an iron pin in bank; thence N. 69 degrees west 99.5 feet to an iron pin; thence N. 21 degrees west 38 feet to an iron pin; thence up the hill S. 65 degrees 40' west 294.1 feet to an iron pin in a pasture approximately 75 feet south of a gate entrance in the fence line; thence angling up the side of a sill south 38 degrees W. 553 feet to an iron pin in the original south fence line thence, north 77 degrees 15' W. 12 feet to a large tree in fence line a corner in the original deed; thence S. 73 degrees west 1141.8 feet (GENERALLY WITH OLD FENCE LINE) to a fence post; thence N. 26 degrees west 396 feet (DOWN A STEEP HILL) to a fence post; thence N. 54 degrees 30' E. 630.9 feet to a set rock thence N. 70 degrees east 376.2 feet to a set rock; thence N. 44 degrees east 386.1 feet to a stake thence N. 61 degrees east 132 feet to a stake; thence N. 67 degrees east 161.7 feet to a dead tree in the fence line; thence east 188.1 feet to a point in Mansker Creek (AN IRON PIN SET ON SOUTH BANK OF CREEK BY SYCAMORE STUMP) thence S. 51 degrees east 480 feet (CROSSING THE CREEK TO NORTH BANK AND THENCE BACK INTO THE CENTER OF CREEK TWO IRON PINS SET ON LINE) to a point in the center of creek; thence N. 30 degrees E. 29.5 feet to an iron pin near an old walnut

tree on the east side of Mansker Creek and in the west R.O.W. of Baker Road being 25 feet to a nail set as a reference in the center of road; thence with the apparent R. O. W. of Baker Road and old fence line S. 33 degrees E. 56 feet to an iron pin in fence line; thence continuing with west way of road S. 33 degrees E. 100 feet to an iron pin the point of beginning containing 25.35, more or less, acres.

Being the same property conveyed to JAMES WILLARD SMITH and wife, JANE S. SMITH, by deed of record in Book 5477, Page 992 in the Register's Office of Davidson County, Tennessee. Said JANE S. SMITH died on May 5, 1990, and title passed to JAMES WILLARD SMITH as the surviving tenant by the entirety.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of February, 2018, by the undersigned.

James Willard Smith

JAMES WILLARD SMITH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JAMES WILLARD SMITH** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of February, 2018.

Larry R Bray

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(4).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

James Willard Smith

AFFIANT

Subscribed and sworn to before me this 20th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 3-7-2021