THIS INSTRUMENT PREPARED BY: **Vicky V. Klein, Attorney**
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS	MAP & PARCEL
Lawanda Lanius	SAME	59
4576 Clarksville Highway		17
Nashville, TN 37218		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 8th day of August, 1995.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 1/25/97.

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, R. P. LANIUS, JR. and wife, LAWANDA LANIUS "Grantors," do hereby quitclaim and convey unto LAWANDA LANIUS, "Grantee," her heirs and assigns, all our interest in and to the following described property in Davidson County, Tennessee:

> Land in the 13th Civil District of said County and State, described according to a survey made by Geo. W. Watkins, March 22, 1960, as follows:
>
> Beginning at an iron pin on the easterly margin of State Highway No. 112 or Clarksville Pike at the northwest corner of the property conveyed to F. E. Merriman and wife, by deed or correction from R. B. Beal and wife, or record in Book 2961, page 70, Register's Office for said County; thence with the easterly margin of said Pike northwardly 200 feet to an iron pin; thence south 71° east 300 feet to an iron pin; thence south 12° 45' west 200 feet to an iron pin at said Merriman's northeast corner; thence with said Merriman's northern boundary line north 71° west 300 feet to the beginning, containing 1.36 acres, more or less.
>
> Being the same property conveyed to R. P. Lanius, Jr. and wife, Lawanda Lanius by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 3338, page 443, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4576 Clarksville Highway, Nashville, TN 37218.

WITNESS our hands this 7th day of August, 1995.

R. P. LANIUS, JR.

LAWANDA LANIUS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, R. P. LANIUS, JR. and wife, LAWANDA LANIUS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS our hands, at office, this 7th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 1/25/97.

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IDENTIF. ↑ REFERENCE

95 AUG 18 AM 11:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.