BOOK 10663 PG 263

This instrument prepared by: Lloyd T. Kelso
Attorney at Law
1808 West End Avenue, Suite 915
Nashville, Tennessee 37203

109-01
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QUITCLAIM DEED

This indenture, made this 13th day of October, 1997 between Richard A. Magner and wife, Donna M. Magner, of Davidson County, Tennessee, hereafter "Party of the First Part," and Wendy Lynn Magner, single, of Davidson County, Tennessee, hereafter "Party of the Second Part."

WITNESSETH:

Party of the First Part, for and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration paid by Party of the Second Part, the receipt of which is hereby acknowledged, do hereby demise, release and forever quitclaim unto the said Party of the Second Part, her heirs and assigns forever in fee simple, all their right, title, interest and estate, legal and equitable, in the following described premises, to wit:

BEING Lot. No. 51 on the Plan of Sec. II, Larchwood Subdivision of record in Book 5200, Pages 57, 58 and 59, as revised in Plat Book 5200, page 207 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to grantors by virtue of a warranty deed of record in Book 5504, Page 20, said Davidson County Register's Office.

THIS conveyance, however, is subject to any and all easements and right-of-way of public record and to restrictions of record in Book 5158, Page 918, made applicable by deed of record in Book 5308, Page 70, and restrictions of record in Book 5479, Page 443.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Party of the Second Part, her heirs and assigns forever.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY HEREIN CONVEYED.

IN WITNESS WHEREOF, the said Party of the First Part hereunder sets their hands and seals the day and year first above written.

Richard A. Magner
Richard Arnold Magner

Donna Mae Magner
Donna Mae Magner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named bargainor, RICHARD A. MAGNER AND DONNA M. MAGNER, with whom I am personally acquainted and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at office, in Davidson County, Tennessee this 13th day of October, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marie D. Green
Notary Public At Large

My commission expires: Nov. 7, 1999

(mail) RESPONSIBLE TAXPAYER: (New Owner) Wendy Magner
832 Norwalk Drive
Nashville, Tennessee 37214

5249 10/29/9701 01CASH 8.00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 OCT 29 PM 2:56

U364025
IDENTIFICATION REFERENCE