THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 06/20/01 11:37 3pgs
Fees:14.00 Taxes:0.00
20010620-0065387

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Olivia G. Lanier 1109 Saunders Avenue Madison, TN 37115	Same as New Owner	Map 051-07-0 Parcel 033.0

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between FRANK W. LANIER, WILLIAM E. LANIER, JAMES W. LANIER and OLIVIA G. LANIER, the sole and only heirs at law and beneficiaries of the Estate of James H. Lanier, deceased, hereinafter referred to as the "GRANTORS", and OLIVIA G. LANIER, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, by Deed of record in Book 4260, page 967, Register's Office for Davidson County, Tennessee, Morris W. Overby and wife, Vira M. Overby, conveyed to James H. Lanier and wife, Frances D. Lanier, certain real property in Davidson County, Tennessee, described as Lot No. 30, and the north triangular part of Lot No. 29 on the Map of Section Four, Pleasant Acres, as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Frances D. Lanier died on December 11, 1995 at the age of 68 years, as a result of which the said property became vested in James H. Lanier as the surviving tenant by the entirety; and,

WHEREAS, James H. Lanier died on April 21, 2001 at the age of 78 years; and,

WHEREAS, the Grantors, Frank W. Lanier, William E. Lanier, James W. Lanier and Olivia G. Lanier, are the only children born to or adopted by James H. Lanier and/or Frances D. Lanier, during their respective lifetimes, and are the only heirs at law of James H. Lanier; and,

WHEREAS, on April 3, 1992, James H. Lanier executed a Last Will and Testament devising the said real property to Olivia G. Lanier; and,

WHEREAS, the Last Will and Testament of James H. Lanier dated April 3, 1992 was not filed for probate because the real properties owned by James H. Lanier are the only assets of his estate subject to probate; and,

WHEREAS, the Estate of James H. Lanier is a non-taxable estate; and,

WHEREAS, there are sufficient funds for the payment of all of the debts and obligations owing by James H. Lanier, during his lifetime, or by reason of his death; and,

WHEREAS, the parties desire to carry out the wishes of James H. Lanier, as expressed in his Last Will and Testament dated April 3, 1992, by vesting ownership and title to the real property

described below, including the improvements thereon and the appurtenances thereto in Olivia G. Lanier, to be hers absolutely.

NOW, THEREFORE, for and in consideration of sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, FRANK W. LANIER, WILLIAM E. LANIER, JAMES W. LANIER and OLIVIA G. LANIER, all of the heirs at law of James H. Lanier, deceased, have this date bargained, sold, and quitclaimed unto OLIVIA G. LANIER, the Grantee, her heirs or assigns, all of the Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 30 and the north triangular part of Lot No. 29 on the Map of Section Four, Pleasant Acres, as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to James H. Lanier and wife, Frances D. Lanier, by deed of record in Book 4260, page 967, Register's Office for Davidson County, Tennessee. The said Frances D. Lanier died on December 11, 1995 and the said James H. Lanier died on April 21, 2001. The Grantors herein are the only heirs at law of James H. Lanier and the only beneficiaries under the Last Will and Testament of James H. Lanier.
>
> The mailing address for the said property is 1109 Saunders Avenue, Madison, TN 37115.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below. The date of the last acknowledgement being the effective date of this deed.

"GRANTORS"

Frank W. Lanier
FRANK W. LANIER

William E. Lanier
WILLIAM E. LANIER

James W Lanier
JAMES W. LANIER

Olivia Dail Lanier
OLIVIA G. LANIER

"GRANTEE"

Olivia Dail Lanier
OLIVIA G. LANIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK W. LANIER and OLIVIA G. LANIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of May, 2001.

Patsy G. Davidson
NOTARY PUBLIC

PATSY G. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires December 6, 2001

My Commission Expires: 12/6/01

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. LANIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of May, 2001.

COMMISSION EXPIRES JAN. 29, 2005

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE }
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. LANIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of May, 2001.

COMMISSION EXPIRES JAN. 29, 2005

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 30th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 7/30/01

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30