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 11:38 3pgs
Fees:14.00 Taxes:0.00
20010620-0065388

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James W. Lanier 178-180 Queen Street Nashville, TN 37206	Same as New Owner	Map 71-7 Parcel 26

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 JAMES W. LANIER, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, by Deed of record in Book 4950, page 998, Register's Office for Davidson County, Tennessee, Alvin L. Escue and George B. Escue conveyed to James H. Lanier and wife, Frances D. Lanier, certain real property in Davidson County, Tennessee, described as Lot 102 on J.B. Hanie's Oriental Plan, as of record in Book 161, pages 26-27, 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 March 16, 2001 James H. Lanier executed a First Codicil to his Last Will and Testament devising the said real property to James W. Lanier; and,

WHEREAS, neither the Last Will and Testament of James H. Lanier dated April 3, 1992, nor the First Codicil to the said Last Will and Testament dated March 16, 2001, were 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 the First Codicil to his Last Will and Testament dated March 16, 2001 by vesting ownership and title to the real property described below, including the improvements thereon and the appurtenances thereto in James W. Lanier, to be his 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 JAMES W. LANIER, the Grantee, his 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:

BEING Lot No. 102 on J.B. Hanie's Oriental Plan, as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 100 feet on the southerly side of Queen Street, and runs back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to James H. Lanier and wife, Frances D. Lanier, by deed of record in Book 4950, page 998, 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 178-180 Queen Street, Nashville, TN 37206.

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 Gail Lanier
OLIVIA G. LANIER

"GRANTEE"

James W Lanier
JAMES W. 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 C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/01

My Commission Expires December 6, 2001

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.

Debbie Huffman
NOTARY PUBLIC

COMMISSION EXPIRES JAN. 29, 2005
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.

Debbie Huffman
NOTARY PUBLIC

COMMISSION EXPIRES JAN. 29, 2005
My Commission Expires: _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Olivia Gail Lanier
AFFIANT

Sworn to and subscribed before me this the 20 day of June, 2001.

L Chandler Dep Reg
~~NOTARY PUBLIC~~

~~My Commission Expires~~: _____