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: 07/05/01 09:01 3pgs
Fees:14.00 Taxes:0.00
20010705-0071546

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Steven B. Lanius, et ux 206 Roscoe Goodlettsville, TN 37072	Same as New Owner	P/O Map 25 Parcel 66

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between RICHARD W. LANIUS and wife, SHEELA NAN LANIUS, hereinafter referred to as the "GRANTORS", and STEVEN B. LANIUS and wife, TIFFANY P. LANIUS, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, on September 8, 1994, Carol H. Hinkle, a/k/a Virginia Carol Hinkle, joined by her husband, Joseph W. Hinkle, conveyed to Richard W. Lanius, and wife, Sheela Nan Lanius, a certain tract or parcel of land in Davidson County, Tennessee, more specifically and particularly described below; and,

WHEREAS, the consideration for the transfer of the said tract of land, as hereinabove described, was $47,000.00; and,

WHEREAS, the said real property was encumbered by a deed of trust note and deed of trust executed by Richard W. Lanius and wife, Sheela Nan Lanius, to Homer R. Ayers, Trustee, for the use and benefit of the beneficiary, Carol H. Hinkle, to secure to Carol H. Hinkle the sum of $35,250.00, being a part of the purchase price, said deed of trust being of record in Book 9460, page 225, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the indebtedness under the said deed of trust note and deed of trust was fully paid and satisfied, and was released by a Full Release of a Deed of Trust filed for record under Instrument No. 20010315-0024847, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said real property was purchased by Richard W. Lanius and wife, Sheela Nan Lanius, as trustees for Steven B. Lanius; and,

WHEREAS, Steven B. Lanius paid to Carol H. Hinkle, a/k/a Virginia Carol Hinkle, the deferred payment of the purchase price; and,

WHEREAS, the parties desire to vest ownership and title to the said real property in the rightful owner, Steven B. Lanius and wife, Tiffany P. Lanius.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT ANY EXAMINATION OF THE TITLE TO SUCH PROPERTY BY THE PREPARER.

NOW, THEREFORE, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Richard W. Lanius and wife, Sheela Nan Lanius, the GRANTORS, have this date bargained, sold and quitclaimed unto Steven B. Lanius and wife, Tiffany P. Lanius, the GRANTEES, their 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:

TRACT NO. 2: A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being a part of Parcel 66 on Tax Map 25, and also being a part of Lot No. 2 on the Map of J.H. Cartwright Lands as of record in Minute Book "J", pages 528 and 529 of the County Court, Davidson County, and being more particularly described according to a survey by Ragan-Smith Associates, Inc., dated July 25, 1994, as follows:

BEGINNING at an existing iron pin on the northerly right of way line of Old Dickerson Road at the common corner of Parcel 67 and Parcel 66 and being the southwesterly corner of the herein described Tract No. 2; thence with the easterly line of Parcel 67, owned by Thomas S. Jackson (DB 3949, page 168, RODCT), North 14 deg. 28' 16" West 274.51 feet to a p.k. nail set in concrete post base; thence continuing with same, North 32 deg. 01' 46" West 1114.65 feet to an existing concrete monument in the southerly line of Parcel 60, Tax Map 25, owned by C. H. Ellis as of record in Book 972, page 272, RODCT; thence with the south line of Ellis, South 88 deg. 18' 24" East, 128.33 feet to an existing concrete monument at the southwesterly corner of Lot No. 3 of Cherry Tree, plat as of record in Book 5200, page 78, RODCT; thence with the southwesterly line of Cherry Tree, South 50 deg. 32' 52" East 400.00 feet to an iron pin set at the common corner of Tracts 1 and 3; thence with the common line between Tracts 1 and 2, South 39 deg. 27' 08" West, 125.00 feet to an iron pin set; thence South 34 deg. 45' 06" East 988.25 feet to an iron pin set on the northerly right of way line of Old Dickerson Road; thence with the northerly right of way line of Old Dickerson Road, South 80 deg. 22' 21" West 265.00 feet to the point of beginning and containing 219,071 square feet, or 5.029 acres.

BEING the same property conveyed to Richard W. Lanius and wife, Sheela Nan Lanius, by deed of record in Book 9460, Page 222, Register's Office for Davidson County, Tennessee.

The property is unimproved property located on Old Dickerson Road, Goodlettsville, TN 37072.

The foregoing description was prepared from a survey dated July 25, 1994 by Roger H. Fuqua of Ragan-Smith Associates, Registered Land Surveyor, No. 502.

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"

Richard W. Lanius
RICHARD W. LANIUS

Sheela Nan Lanius
SHEELA NAN LANIUS

"GRANTEES"

Steven B. Lanius
STEVEN B. LANIUS

Tiffany P. Lanius
TIFFANY P. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. LANIUS and wife, SHEELA NAN LANIUS, 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 20th day of June, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN B. LANIUS and wife, TIFFANY P. LANIUS, 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 29th day of June, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

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 29th day of June, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001