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: 10/11/01 10:09 3pgs
Fees:17.00 Taxes:0.00

20011011-0110790

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sheela Nan Lanius 127 Two Valley Road Hendersonville, TN 37075	Same as New Owner	Map 18-12 Parcel 70

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between RICHARD W. LANIUS, hereinafter referred to as the "GRANTOR", and SHEELA NAN LANIUS, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD W. LANIUS, the GRANTOR, has this day bargained, sold and quitclaimed unto SHEELA NAN LANIUS, the GRANTEE, her heirs or assigns, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Situated and being in the northern suburb of the Town of Goodlettsville, in the 10th Civil District of Davidson County, Tennessee and being Lots Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in the Plan of D.B. Kimmel's Addition to Goodlettsville, as of record in Book 332, page 150, Register's Office for Davidson County, Tennessee.
>
> SAID Lots Nos. 4, 5, 6, 7 and 8 adjoin each other and front in all, 250 feet on the east side of the L & N Turnpike, and run back to an alley, Lot No. 4 going back 147 feet and 10 inches, more or less, and Lot No. 8 running back 161 feet, more or less, to an alley, and Lots No. 9, 10, 11, 12 and 13 adjoining each other and fronting in all 250 feet, more or less, on the west side of Central Avenue; said Lot No. 13 running back on a southerly margin 144 feet and 4 inches, more or less, and said Lot No. 9 running back 145 feet, more or less, to an alley in the rear.
>
> BEING the same property conveyed to Richard W. Lanius and wife, Sheela N. Lanius, by deed of record in Book 9269, page 782, Register's Office for Davidson County, Tennessee. The said Richard W. Lanius and Sheela N. Lanius, a/k/a Sheela Nan Lanius, are now divorced and this conveyance is made pursuant to the divorce decree.
>
> The mailing address for the said property is 611 North Main Street, Goodlettsville, TN 37072.
>
> The property description, as contained herein, is the same as that contained in the previous deed of record.

By her signature hereto, the GRANTEE, Sheela Nan Lanius, agrees to assume the balance of any indebtedness or mortgage on the said property, to pay same in a timely manner, and to indemnify and hold harmless the GRANTOR from any cost, expense or judgment relating to any

claim, demand or suit concerning such mortgage, together with the GRANTOR's reasonable attorney's fees, court costs, and other litigation expenses.

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 this the 5th day of Oct., 2001.

"GRANTOR" "GRANTEE"

Richard W. Lanius
RICHARD W. LANIUS

Sheela Nan Lanius
SHEELA NAN 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, 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 5th day of ~~September~~ Oct., 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

My Commission Expires: 7/23/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal this the 5th day of ~~September~~ Oct., 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
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ROBERTSON COUNTY, TN
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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Sheila Nan Lanius
AFFIANT

Sworn to and subscribed before me this the 5th day of ~~September~~ Oct., 2001.

Diana G. Frey
NOTARY PUBLIC

My Commission Expires: 7/23/05

DIANA G. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005