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: 10/15/01 12:49 3pgs
Fees:17.00 Taxes:0.00
20011015-0112028

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Lanius	Same as New Owner	Map 25-04
106 Jones Lane		Parcel 102
Goodlettsville, TN 37072		Field Book GO 16096

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between SHEELA NAN LANIUS, hereinafter referred to as the "GRANTOR", and RICHARD W. 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, SHEELA NAN LANIUS, the GRANTOR, has this day bargained, sold and quitclaimed unto RICHARD W. LANIUS, the GRANTEE, his 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:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of the south part of Lot No. 2 on an unrecorded map of J.W. Harris, Clark Home Place, being Lots Nos. 2, 3, and 4 as shown on a survey made by Z.J. Wilkinson, Surveyor, October 22, 1954, and December 12, 1955, and described together according to said survey as follows:

Beginning at an iron pin at the southeast terminus of a 12-foot private drive at the intersection of said terminus and the western boundary line of the property conveyed to Pan-Am Southern Corporation by deed from Jesse J. Jones and Margaret Craig Swift, of record in Book 2438, page 411, Register's Office for said County; thence with said Pan-Am Southern Corporation's western boundary line, South 3 deg. 51' West 138 feet to an iron pin at said Corporation's southwest corner; thence South 85 deg. 28' West 248.7 feet to an iron pin; thence North 11 deg. 12' West 152.2 feet to the southerly margin of said private drive; thence North 88 deg. 48' East 241.9 feet to the beginning.

Being the same property conveyed to Richard W. Lanius and wife, Sheela Nan, Lanius, by deed of record in Book 8343, page 59, 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.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of the south part of Lot No. 2 on an unrecorded map of J.W. Harris, Clark Home Place, being Lot No. 4 as shown on a survey made by Z.J. Wilkinson, Surveyor, dated October 22, 1954 and December 12, 1955, described according to said survey as follows:

Beginning at an iron pin in fence at a point 323.7 feet South 85 deg. 28' West from southeast corner of Pan-Am property which fronts on westerly side of Dickerson Pike; thence South 85 deg. 28' West 75 feet to an iron pin in a fence; thence North 11 deg. 12' West, 152.2 feet to an iron pin on southerly side of 12 foot private drive; thence following said private drive, North 88 deg. 48' East 75 feet to an iron pin and northwest corner of Lot No. 3; thence South 11 deg. 12' East 147.5 feet to the point of beginning.

The mailing address for the said property is 106 Jones Lane, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

By his signature hereto, the GRANTEE, Richard W. Lanius, agrees to assume the balance of the indebtedness or mortgage on the said property of record in Book 8343, Page 61, said Register's Office, and 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 October ~~September~~, 2001.

"GRANTOR"

Sheela Nan Lanius
SHEELA NAN LANIUS

"GRANTEE"

Richard W. Lanius
RICHARD W. 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 October ~~September~~, 2001.

Diana C. Freeny
NOTARY PUBLIC

DIANA C. FREENY
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.

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 }

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

AFFIANT

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

NOTARY PUBLIC

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

My Commission Expires: 7/23/05