THIS INSTRUMENT PREPARED BY:
Andréa Elaine Phelan, Attorney
631 Woodland Street
Nashville, TN 37206

Tax Parcel No: Map: 109-01-0
Parcel: 006.00

Send Tax Bills to: Richard A. Magner
832 Norwalk Drive
Nashville, Tennessee 37214

Davidson County DEEDQC
Recvd: 01/22/02 14:20 1pgs
Fees:12.00 Taxes:0.00
20020122-0008554

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 22nd day of January, 2002, by and between Wendy Lynn Magner, party of the first part, and Richard A. Magner, party of the second part.

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all her right, title and interest in and to the following described real estate:

Being Lot No. 51 on the Plan of Sec. II, Larchwood Subdivision of record in Book 5200, pages 57, 58 and 59, as revised in Plat Book 5200, page 207 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wendy Lynn Magner from Richard A. Magner and wife, Donna Mae Magner, by virtue of a quitclaim deed of record in Book 10663, page 263, and by deed to grantors by virtue of a warranty deed of record in Book 5504, page 20, in said Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and right-of-way of public record and to restrictions of record in Book 5158, page 918, made applicable by deed of record in Book 5308, page 70, and restrictions of record in Book 5479, page 443.

Being the same improved property commonly known as:

832 Norwalk Drive Nashville, Tennessee 37214

IN TESTIMONY WHEREOF, the parties have hereunto set their hands, the day and date first above-written.

Wendy Lynn Magner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Jan 20 02.
Deputy Register

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN CONVEYED.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within Wendy Lynn Magner, with whom I am personally acquainted, and who acknowledged that she executed the foregoing **QUITCLAIM DEED** for the purposes therein contained.

WITNESS my hand and official seal this 22 day of January, 2002.

SANDRA DAVIS
NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 28, 2005

My commission expires:

Sandra L Davis
NOTARY PUBLIC

SANDRA DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY