Davidson County DEEDQC
Recvd: 08/17/05 12:51 7 pgs
Fees:37.00 Taxes:0.00
20050817-0097651

THIS INSTRUMENT PREPARED BY:

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QUITCLAIM DEED

This deed made by JOHN W. LANTZ, of Los Angeles County, California hereby conveys the described real estate for the reasons set forth herein.

Grantor, John W. Lantz, *for a valuable consideration or in consideration of $1.00* paid by grantee to grantor, does release and quitclaim to **Lantz Enterprises, LLC, Grantee**, the following-described property in Davidson County, Tennessee:

ANY AND ALL RIGHTS AND INTERESTS TO

202 38th Ave. North Nashville, TN 37209	Send tax bills to: Lantz Enterprises LLC 218 Third Avenue N. Franklin, TN 37064	Map & Parcel: 19-104.01-0-229.00-

The property description for same is hereby incorporated herein in Exhibit A as if written verbatim.
BEING THE SAME PROP. CONVEYED TO JOHN W. LANTZ IN 2004 1018-0125169.

103 37th Ave. North Nashville, TN 37209	Send tax bills to: Lantz Enterprises LLC 218 Third Avenue N. Franklin, TN 37064	Map & Parcel: 19-104.05-0-044.00-

The property description for same is hereby incorporated herein in Exhibit B as if written verbatim.

105 37th Ave. North Nashville, TN 37209	Send tax bills to: Lantz Enterprises LLC 218 Third Avenue N. Franklin, TN 37064	Map & Parcel: 19-104.05-0-046.00-

The property description for same is hereby incorporated herein in Exhibit C as if written verbatim.

1012 Caldwell Lane Nashville, TN 37204	Send tax bills to: Lantz Enterprises LLC 218 Third Avenue N. Franklin, TN 37064	Map & Parcel: 19-118.13.0-061.00-

The property description for same is hereby incorporated herein in Exhibit D as if written verbatim.

4409 Scenic Dr. Nashville, TN 37204	Send tax bills to: Lantz Enterprises LLC 218 Third Avenue N. Franklin, TN 37064	Map & Parcel: 19-131.12-0-026.00-

The property description for same is hereby incorporated herein in Exhibit E as if written verbatim.

IN WITNESS WHEREOF, the undersigned has hereunto set out hands and signed and acknowledged the foregoing on this 28th day of June, 2005.

JOHN W. LANTZ

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. LANTZ, with whom I am personally acquainted and whose identity was 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 at Franklin, Tennessee this June 28, 2005.

Notary Public

My Commission Expires: 5-19-07

STATE OF TENNESSEE // COUNTY OF WILLIAMSON //

Transfer tax on this Transfer is exempt under the provisions of § 67- 4- 409 of the Tennessee Code Annotated and because zero consideration is exchanged in this transaction.

AFFIANT

Sworn to and subscribed before me this 28th day of June 2005.

NOTARY PUBLIC

My Commission Expires: 5-19-07

EXHIBIT A: 202 38th Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 126, on the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly K. Snyder by deed from Benjamin A. Thompson, an unmarried person, of record in Instrument No. 20040227-0022369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to John W. Lowry in ~~INST~~ # 20041018-0125168 RODavidson Co by deed from Beverly K. Snyder.

Exhibit B: 103 37th Avenue North, Nashville, TN 37209

Being Lot No. 155 on the Plan of West Grove Subdivision, as of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LeEllen H. Ezell by Quitclaim Deed from N. Eddie Montgomery, Trustee, of record in Book 7119, Page 446, Register's Office for Davidson County, Tennessee.

~~Stanley M. Ezell joins in signing this Warranty~~ Deed to ~~convey any and all marital rights~~ he may have in subject property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters as set forth on the Plan of record in Plat Book 421, Page 109, Register's Office of said County.

Being the same property conveyed by deed from LeEllen H. Ezell to John Wolfred Lutz of record in Instrument number 20050104-0000934, Reg. Off. David. Co.

Exhibit C: 105 37th Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of West Grove Subdivision, as of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda H. Burton by Quitclaim Deed from N. Eddie Montgomery, Trustee, of record in Book 7119, page 448, Register's Office for Davidson County, Tennessee. The said Linda H. Burton has since married and is now known as Linda H. Burton Hardeman.

J. Gregory Hardeman joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters as set forth on the Plan of record in Plat Book 421, Page 109, Register's Office of said County.

Being the same property conveyed to John Walfreed Realty from Linda + Greg Hardeman by deed of record in instrument # 20050104-0000917, Reg. off. Davidson Co.

Exhibit D: 1012 Caldwell Lane, Nashville, Tennessee 37204

LAND in Davidson County, Tennessee, being Lot No. 79 on the Map of Section 1, Oriental Golf Club Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, surveyor, dated December 17, 1938, and more fully described as follows:

SAID Lot No. 79 begins on the northerly margin of Caldwell Lane at a point 478.40 west of the westerly margin of 10th Avenue South, now Leland Lane, said point being the common front corner of Lots Nos. 78 and 79; thence, with the line between the two said Lots, northwardly 200.0 feet, to a point, thence, with a line between the Lots Nos. 65 and 79, westwardly 75.0 feet to a point; thence, with Line between Lots Nos. 79 and 80, southwardly 200.0 feet to the northerly margin of Caldwell Lane; thence, with the margin of Caldwell Lane, eastwardly 75 feet to the beginning.

BEING the same property conveyed to Stephanie Reich, unmarried, by deed from Nader Nasseh, married of record in Book 11560, page 188, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to John W. Lasky by Deed from Stephanie Reich of record in instrument # 20050119-0006676, Reg. off. Davidson Co. TN.

Exhibit E: 4409 Scenic Drive, Nashville, Tennessee 37204

LAND in Davidson County, Tennessee, beginning 225 feet south 19 degrees 15' west along the westerly margin of Scenic Drive from the southeasterly corner of the Edward E. Thalman Property and the W.E. corner of the property conveyed to Houston T. Ezell and wife, Mabel W. Ezell by deed from J. E. Turentine, and wife, Willomina Turentine, as of record in Book 2910, page 213, Register's Office for Davidson County, Tennessee; thence along the westerly margin of Scenic Drive, South 19 degrees 15' West a distance of 100 feet to a point; thence, North 1 degree 05' East a distance of 108 feet to a point; thence, south 85 degrees 15' East a distance of 307 feet to the point of beginning.

BEING the same property conveyed to John F. Howell, Jr. by warranty deed from Imogene W. Maxwell of record as Instrument No. 20030714-0097922 and by Deed of Correction of record as Instrument No. 20040703-0091603, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to John Wilfred Lanty from John F. Howell, Jr. by deed of record in instrument number 20050119-0006693, Reg. Off. Davidson Co. TN.