Davidson County DEEDQC
Recvd: 02/06/06 09:49 2 pgs
Fees:12.00 Taxes:0.00
20060206-0014286

This Instrument Prepared By:
Rosemary E. Phillips
429 Church Street
Post Office Box 590
Goodlettsville, TN 37070-0590

QUITCLAIM DEED

Address New Owner	**Send Tax Bills to:**	**Map/Parcel #**
Steve Lanius 207 Roscoe Street Goodlettsville, TN 37072	Same	Map 026-05 Parcel 054

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is
$ 000.00

Affiant, STEVE LANIUS

Subscribed and sworn to before me this the 2nd day of February, 2006.

Notary Public

My Commission expires My Commission Expires JAN. 24, 2009
(Affix seal)

KIM MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tiffany Lanius**, hereby conveys and quitclaims unto **Steve Lanius** all her right, title and interest, in and to the following described real property to wit:

BEING land in Davidson County, Tennessee, being Lots Nos. 6, 7 and easterly one-half of Lot No. 5 of Black "B" on the Plan of Roscoe Place Subdivision, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 6, 7 and easterly one-half of Lot No. 5 fronts together 123 feet on the southerly side of Roscoe Street and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Steven Lanius ,and wife, Tiffany Lanius from Sadie Stubbs, Conservator for Della Wildmone, by deed of record in Deed Book 11263, page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as 207 Roscoe Street, Goodlettsville, TN.

And now, I, the said **Tiffany Lanius** , for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto Steve Lanius , his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 23rd day of June, 2005.

TIFFANY LANIUS

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, Vicky V. Kuon, a Notary Public in and for said County and State, the within named **TIFFANY LANIUS**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee this 23rd day of June, 2005.

NOTARY PUBLIC

My Commission expires: 7/29/06