Davidson County DEEDQC
Recvd: 02/06/06 09:49 2 pgs
Fees:12.00 Taxes:0.00
20060206-0014287

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

QUITCLAIM DEED

Address New Owner
Steve Lanius
207 Roscoe Street
Goodlettsville, TN 37072

Send Tax Bills to:
Same

Map/Parcel #
Map 25
Parcel 66

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 a part of Parcel 66 on Tax Map 25, and also being a part of Lot No. 2 on the Map of J.H. Cartwright Lands as of record in Minute Book "J", pages 528 and 529 of the County Court, Davidson County, and being more particularly described according to a survey by Ragan-Smith Associates, Inc., dated July 25, 1994, as follows:

BEGINNING at an existing iron pin on the northerly right of way line of Old Dickerson Road at the common corner of Parcel 67 and Parcel 66 and being the southwesterly corner of the herein described Tract No. 2; thence with the easterly line of Parcel 67, owned by Thomas S. Jackson (DB 3949, page 168, RODCT), North 14 deg. 28' 16". West 274.51 feet to a p.k. nail set in concrete post base; thence continuing with same, North 32 deg. 01' 46" West 1114.65 feet to an existing concrete monument in the southerly line of Parcel 60, Tax Map 25, owned by C.H. Ellis as of record in Book 972, page 272, RODCT; thence with the south line of Ellis, South 88 deg. 18' 24" East, 128.33 feet to an existing concrete monument at the southwesterly corner of Lot No. 3 of Cherry Tree, plat as of record in Book 5200, page 78, RODCT;

thence with the southwesterly line of Cherry Tree, South 50 deg. 32' 52" East 400.00 feet to an iron pin set a the common corner of Tracts 1 and 3; thence with the common line between Tracts 1 and 2, South 39 deg. 27' 08" West, 125.00 feet to an iron pin et; thence South 34 deg. 45'06: East 988.25 feet to an iron pin set on the northerly right of way line of Old Dickerson Road; thence with the northerly right of way line of Old Dickerson Road, South 80 deg. 22' 21: West 265.00 feet to the point of beginning and containing 219,071 square feet, or 5.029 acres.

Being the same property conveyed to Steven B. Lanius and wife, Tiffany P. Lanius by Quitclaim Deed from Richard W. Lanius and wife, Sheela Nan Lanius, of record in Instrument No. 20010705-0071546, Register's Office for Davidson County, Tennessee.

This is improved property known as RT. 3 Old Dickerson Pike, Nashville, TN. 37207

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. Klein, 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