McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDQC
Recvd: 02/09/06 14:15 2 pgs
Fees:12.00 Taxes:0.00

20060209-0016303

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whicheyer is greater, for this transfer is $0.00.

Kri Herald
AFFIANT

Subscribed and sworn to before me
this 6 day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 1-26-08

My Commission Expires Jan. 26, 2008

ADDRESS OF NEW OWNER:
Carolyn Lane, et al
323 Valeria Street
Nashville, Tennessee 37210

SEND TAX BILLS TO:
New Owner

Map: 119-1, Parcel 442

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Eugene Joseph Studer, an unmarried man,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Carolyn Lane, a married woman, and Thomas Gerald Johnson, an unmarried man, and Kimberly Dawn Herald, a married woman,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, Being the westerly 55 feet of Lot No. 48, on the Map of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 fronts 55 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of Wickson Avenue, 150 feet to an alley, and is part of Block No. 29, Cumberland Nurseries Plan.

Being the same property conveyed to James Albert Johnson and wife Mai Belle Johnson, by Warranty Deed from Vera Alexzenia Ellis Reese Dixon and husband W. C. Dixon of record in Book 3986, page 495, Register's Office for Davidson County, Tennessee. The said James Albert Johnson has since died and was survived by his wife, Mai Belle Johnson. The said Mai Belle Johnson has since died and left as her heirs at law James Carl Johnson, Anna Louise Studer, Gerald Dean Johnson and Carolyn Lane. Anna Louise Studer has since died leaving no children but was survived by her spouse, Eugene Joseph Studer.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1 day of — 6 - 06, 2006.

Eugene Joseph Studer

Eugene Joseph Studer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eugene Joseph Studer, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 6 day of January, 2006.

Notary Public

AMBER YOUNG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Jan. 26, 2008

My Commission Expires: 1-26-08