PICK-UP Property Owner And

PREPARED BY:
MELANIE R. BEAN
Attorney at Law
137 Public Square
Lebanon, Tn 37087

SEND TAX BILLS TO:
Yvonne W. Lantz
3441 Parkwood Ct
Hermitage, Tennessee 37076-0000

MAP-PARCEL NUMBER 086-140B-119.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUESCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MELANIE R. BEAN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLAR ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, ROBERT KENNETH LANTZ ("Grantor"), does hereby transfer, convey, remise, release and forever quitclaim and convey unto YVONNE W. LANTZ, individually ("Grantee"), her heirs and assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, State of Tennessee bound and described as follows, to-wit:

> Being Lot No. 69 on the Plan of Fleetwood Phase Two as shown on plat of record in Plat Book 6900 Page 738 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Yvonne W. Lantz, a married person, dated July 13, 2006, of record in Instrument No. 20060713-0084208, Register's Office for Davidson County, Tennessee.
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> THIS CONVEYANCE is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Fleetwood Phase Two of record in Book 6900 Page 738 Register's Office for Davidson County, Tennessee 3) Bylaws for Fleetwood Homeowners Association of record in Book 7171 Page 4 4) Charter for Fleetwood Homeowners Association of record in Book 7114 page 370 5) Storm Water Detention Agreement of record in Book 7107 page 408 6) Covenants, conditions,

Davidson County DEEDQC
Recvd: 10/02/06 15:52 3 pgs
Fees:17.00 Taxes:0.00
20061002-0121946

restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170 page 987 and amended in Book 7628 Page 6 and Book 7940 Page 565 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 3441 Parkwood Ct, Hermitage, Tennessee 37076.

THIS INSTRUMENT and the interest hereby released and quit claimed are subject to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record. This description is copied verbatim from the prior deed of conveyance.

And the said Grantor, for the Grantors and for Grantors' Assigns, Executors and Administrators hereby covenants with Grantee, Grantees' Heirs and Assigns, that Grantor is lawfully seized in ownership of the premises, or marital interest, by way of marriage with Yvonne W. Lantz above conveyed by having full power, right and authority to convey the same, that said premises are free from all encumbrances, except the current property taxes and other matters of public record and except as stated herein above, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

And now, I, ROBERT KENNETH LANTZ, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby bargain, sell, transfer, convey and forever quitclaim unto YVONNE W. LANTZ, his heirs and assigns, the same property here and above described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises as set forth.

In testimony whereof, I, ROBERT KENNETH LANTZ, have hereunto set my signature this the 2nd day of ~~SEPTEMBER~~ October, 2006.

ROBERT KENNETH LANTZ

STATE OF TENNESSEE

COUNTY OF Davidson.

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, ROBERT KENNETH LANTZ, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 2nd day of ~~September~~ October, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/18/08.

KRISTY M. CLINE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF October 20 06
Deputy Register