Tract One – Map 043-14-0, Parcel 052.00
Tract Two - Map 043-15-0, Parcel 055.00

This Instrument Prepared By:

Yost Robertson Nowak PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

SAME AS NEW OWNER

Davidson County DEEDQC
Recvd: 10/09/06 15:04 3 pgs
Fees:17.00 Taxes:0.00

20061009-0125449

New Owner:

CHARLES A. LANNOM
2978 Poloclub Road
Nashville, TN 37221

Mortgage Holder:

_____

_____

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, STEPHANIE S. LANNOM, "Grantor" does convey, devise, grant and quitclaim unto CHARLES A. LANNOM, "Grantee", his heirs and assigns forever, all of Grantor's right, title and interest in and to the following real property located in Davidson County, Tennessee, and being described as follows:

TRACT ONE:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots No. 13 to 17 both inclusive, Lot No. 19 and the southerly part of Lot No. 18 and part of an unnamed 50 foot street lying west of and adjacent to said lots on the unrecorded Map of C. N. Smith's property, described together according to a survey made by H. Gee, Surveyor, December 22, 1959 as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, 4700 feet easterly from the intersection of the southerly margin of said Boulevard and Gallatin Road, said beginning point being also the southeast corner of said Boulevard and Lena Belle Avenue extended, as now located; thence with the easterly margin of said Lena Belle Avenue, southwardly 197.3 feet to the beginning of a curve; thence continuing with said margin with said curve southwardly 321.91 feet, more or less, to the beginning of a curve having a radius of 20 feet, thence around said curve in a southeasterly direction 31.41 feet to the northerly margin of Maple Street; thence with same north 81 degrees 30 minutes east 83.98 feet, more or less, to the boundary line of the property conveyed to Harrison; thence with said line, north 55 degrees 26 minutes East 248 feet, north 39 degrees 05 minutes west 297.3 feet; thence south 81 degrees 30 minutes west 190.8 feet to the southeast corner of Lot No. 19 on said plan; thence with the eastern boundary line of said Lot No. 19, north 8 degrees 30 minutes west 150 feet to the southerly margin of Old Hickory Boulevard; thence with same south 81 degrees 30 minutes west 50 feet to the beginning.

Being the same property conveyed to Charles A. Lannom by Warranty Deed of Mary Catherine Diskin of record in Book 10979, page 946, Register's Office of Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is all that property awarded to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Judgment in the matter of The Metropolitan Government of Nashville and Davidson County, Tennessee v. James C. Stewart, being Number B-3965 in the Sixth Circuit Court of Davidson County, Tennessee, entered on March 23, 1976, and described according to said Final Judgment as follows:

A strip or tract of land in the 10th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, page 85, Register's Office for said County, and described as follows: Beginning at a point in the present easterly margin of Myatt Drive; thence North 5 degrees 30 minutes East 320.80 feet along the same to the beginning of a curve that has a 25.00 foot radius; thence northeasterly 38.40 feet around said curve to the point on the present southerly margin of Old Hickory Boulevard; thence South 86 degrees 27 minutes East 54.0 feet along the same to the beginning of a curve that has a 25.00 feet radius; thence southwesterly 34.88 feet around said curve to a point on the new relocated easterly margin of Myatt Drive; thence southwesterly 44 feet along a curve on the new relocated easterly margin of Myatt Drive to a point; thence South 15 degrees 00 minutes West 22.47 feet along the new relocated easterly margin of Myatt Drive to a point on said margin; thence with said margin to a point on the property line between James C. Stewart and Rupert L. Sloan, et ux; thence North 84 degrees 30 minutes West 7.97 feet along said property line to the point of beginning and containing 10,240 square feet.

Being the same property conveyed to Gene E. Tidwell and Tony Lannom by Warranty Deed of David L. Kelley of record in Book 8608, page 205, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record at Instrument No. 20000225-0018435, said Register's Office, Gene E. Tidwell and wife, Bobbie J. Tidwell and Tony Lannom (Charles A. Lannom) conveyed the subject property to Charles A. Lannom and wife, Stephanie S. Lannom.

IN WITNESS WHEREOF this instrument is executed this 4th day of October, 2006.

Stephanie S Lannom
STEPHANIE S. LANNOM

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Stephanie S. Lannom, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October ,2006.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

This transfer is exempt from transfer tax pursuant to T.C.A. 67-4-409 (E).

Stephanie C. Lannom
AFFIANT

Sworn to and subscribed before me this 4th day of October , 2006.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010