This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: 104-11-90.00

Davidson County DEEDQC
Recvd: 10/13/06 10:49 2 pgs
Fees:13.00 Taxes:936.10
20061013-0127351

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, we, **Mary Raum Askew Potts and Lynn Moore Askew Metzler and Joseph Chase Moss,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Stephen E. Farner, unmarried,** the Grantee herein, in fee simple, his (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2 ON THE UNRECORDED PLAN OF JOHN U. WILSON'S SUBDIVISION OF THE WEST PART OF LOT NO. 1 OF THE L. A. BAUMAN PROPERTY, WHICH BAUMAN PROPERTY, AS TO STREETS AND ALLEYS, IS SHOWN ON THE PLAN OF STOKES AND MARSHALL'S SUBDIVISION OF RECORD IN BOOK 332, PAGE 105, OF THE REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NATCHEZ TRACE, FORMERLY 28TH AVENUE SOUTH, 61 FEET MORE OR LESS NORTH OF THE NORTHERLY MARGIN OF JONES AVENUE, BEING THE COMMON CORNER OF TRACTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TRACTS 1 AND 2, EASTERLY 120 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF TRACT 4; THENCE WITH THE WESTERLY LINE OF THE SAME NORTHERLY 51 FEET MORE OR LESS TO THE COMMON CORNER OF TRACTS 2 AND 3; THENCE WITH THE LINE BETWEEN TRACTS 2 AND 3 WESTERLY 120 FEET MORE OR LESS TO THE EASTERLY MARGIN OF NATCHEZ TRACE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILL ANDREW RAINS, INDIVIDUALLY BY EXECUTOR'S QUITCLAIM DEED FROM WILL ANDREW RAINS, EXECUTOR OF THE ESTATE OF MARY BELLE RAINS, DECEASED, RECORDED ON THE 10TH DAY OF MARCH, 1995 IN DEED BOOK 9616, PAGE 289, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Further being the same property conveyed to Mary Raum Askew Potts and Lynn Moore Askew Metzler, devisees of Will Andrew Rains, by Last Will and Testament filed for record on September 1, 2006, as shown of record (Docket No. 06P1403) in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Book 332, Page 105; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 1906 Natchez Trace, Nashville, Tennessee 37212.

Mary Raum Askew Potts By Joseph Chase Moss as Attorney in Fact

Joseph Chase Moss, Executor

Lynn Moore Askew Metzler Joseph Chase Moss as Attorney in Fact

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STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of October, 2006, before me personally appeared Joseph Chase Moss to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Raum Askew Potts and Lynn Moore Askew Metzler and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Raum Askew Potts and Lynn Moore Askew Metzler.

Witness my hand and official seal, this the 11th day of October, 2006.

My Commission Expires:
(SEAL) 7-24-10

Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Chase Moss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2006.

My Commission Expires:
(SEAL) 7-24-10

Notary Public

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STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $253,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

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New Owner:
Stephen E. Farner

1906 Natchez Trace
Nashville, TN 37212

Send Tax Bills to:
NEW OWNER