PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney
1517 Hunt Club Blvd., Ste 100
Gallatin, TN 37066

NAME AND ADDRESS OF NEW OWNERS:
Stanley Lawson
115 Countryside Dr.
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 02/06/07 08:44 3 pgs
Fees:17.00 Taxes:0.00
20070206-0015188

SEND TAX BILLS TO:
SAME

MAP AND PARCEL:
061-11-0-047.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Lee Lawson**, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which he has in the hereinafter described property to **Janie Summers, Stanley Lawson, and Darlene Old**, their heirs and assigns, forever, being that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the easterly one-half of Lot No. 24 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and runs back 263 feet 2 inches in the easterly line and 264 feet and 9 inches more or less, in the westerly line to a dead line, measuring 50 feet thereon.

Being the same property in which a life estate was conveyed to Polly Christine Lawson by Warranty Deed dated April 6, 2005 of record in Instrument No. 200504280047439, Register's Office for Davidson County, Tennessee.

See exhibit A for more description of the legal

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this

20 day of January, 2007.

James Lee Lawson

James Lee Lawson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James Lee Lawson, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of January, 2007.

S. Ranee Polis

Notary Public

My Commission Expires: 8-9-10

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

The consideration for this transfer is none.

D. Annette Maples

AFFIANT

Sworn to and subscribed before me this 15th day of Feb., 2007.

Doris Coley

NOTARY PUBLIC

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

BEING the same property conveyed to James Lee Lawson and wife, Polly Christine Lawson by Warranty Deed dated January 29, 1949, of record in Book 1680, Page 413, Register's Office for Davidson County, Tennessee. The said parties having since divorced; by Divorce Decree dated February 23, 1979, (which lega' description was incomplete) of record in Book 5410, Page 827, Register's Office for Davidson County, Tennessee, vest title in Polly Christine Lawson. By Quitclaim Deed dated May 19, 1998, of record in Book 10947, Page 260, Register's Office for Davidson County, Tennessee, Polly Christine Lawson conveyed all of her right title and interest to Polly Christine Lawson, Janie Summers, Stanley Lawson and Darlene Old. By Warranty Deed (Establishing Life Estate) Polly Christine Lawson conveyed all of her right title and interest in and to subject property, retaining a life estate, to Janie Summers, Stanley Lawson and Darlene Old, of record by Instrument No. 20050428-0047439 in the Register's Office for Davidson County, Tennessee. The said Polly Christine Lawson having since died on September 6, 2006.