THIS INSTRUMENT PREPARED BY & WHEN RECORDED RETURN TO:
Trustland Title & Escrow
1529 Hunt Club Blvd., Ste 300
Gallatin, TN 37066

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tom Melcher and Sherry Melcher	New Owners	Map 6
2352 Baker Road		Group
Goodlettsville, TN 37072		Parcel 35

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Arnold D. Lanius and wife, Pallie A. Lanius,** hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and quitclaim unto **Tom Melcher and Sherry Melcher, husband and wife, with right of survivorship,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being a tract of land lying in Davidson County, Tennessee and being bounded on the south and west by Baker Road; on the north by Robert D. Stewart; on the east by C S X Transportation, and more particularly described as follows:

Beginning at a point, the intersection of the west right-of-way line of C S X Transportation, and the east right-of-way line of Baker Road, said point being located northerly 1550 feet from the intersection of Baker Road and Baker Station Road;

Thence, with the east right-of-way line of Baker Road, the following bearings and distances;

Thence, north 20 degrees 39 minutes 38 seconds west, 171.64 feet to a point; thence, on a curve to the right, the radius of which is 5269.21 feet, the central angle of which is 03 degrees 47 minutes 04 seconds, the chord of which is north 15 degrees 31 minutes 30 seconds west, 347.96 feet along the curve distance of 348.03 feet to a point, a corner common with Robert D. Stewart in the east right-of-way line of Baker Road;

Thence leaving Baker Road and with the Robert D. Stewart. North 76 degrees 22 minutes 02 seconds east, 50.00 feet to a point, a corner commons with Robert D. Stewart in the west right-of-way line of C S X Transportation;

Thence, with the west line of C S X Transportation, south 11 degrees 41 minutes 50 seconds east, 518.42 feet to the point of beginning.

Being a the same property conveyed to Arnold D. Lanius and wife, Pallie A. Lanius, by Warranty Deed from Mat T. Barnes and wife, Robin L. Barnes, dated August 10, 2000, recorded August 11, 2000, of record in Instrument No. 200008110079690, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2009 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Sumner County, Tennessee.

Davidson County DEEDQC
Recvd: 12/04/08 12:07 2 pgs
Fees:12.00 Taxes:0.00
20081204-0117587

This is improved property known as: Map 6, Parcel 35, Baker Road, Goodlettsville, TN 37072.

This property is not the principal residence of the grantors.

IN WITNESS WHEREOF, this instrument has been executed this _____ day of October, 2008.

Arnold D. Lanius

Pallie A. Lanius

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28th day of October, 2008.

Notary Public

My commission expires: 1/30/2012

(Affix Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Arnold D. Lanius and Pallie A. Lanius,** the within named bargainor , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2008.

Notary Public

My commission expires: 1/30/2012

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER