BILL GARRETT, Davidson County
Trans:T20090055893 DEEDQC
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Fees:17.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:

KENNETH CHRISTOPHER MARTIN
Attorney at Law
P. O. Box 398
Clinton, Tennessee 37717
(865) 463-6010

Map: 061-06-0 Parcel: 104.00

QUITCLAIM DEED

This indenture, made this 5th day of August, 2009, between John Ronald Lain of Davidson County in the State of Tennessee, parties of the first part, and Maggie Dell Lain of Davidson County in the State of Tennessee, parties of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged and has granted, bargained, sold, conveyed, remised, released and quitclaimed, and does hereby grant, bargain, sell, convey, remise, release and quitclaim unto the said parties of the second part, the following described premises, to-wit:

SITUATED in District No. twelve (12) Civil District of Davidson County, Tennessee and being the northerly 50 feet of Lot No. 120 and the southerly 25 feet of Lot No. 121 on the Plan of Maplewood Heights Subdivision, as a record in Book 547, page 77 and 78 in the Register's Office for Davidson County, Tennessee, to which deed specific reference is hereby made for a more particular description and is further described by metes and bounds as follows:

SAID PARTS of said Lots Nos. 120 and 121 front together 75 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.

THIS BEING THE SAME property conveyed to John Ronald Lain and Maggie Dell Lain by Warranty Deed from James Ray Laster and wife, Ester Pouder Laster, by said deed was recorded on August 19, 1977, in the Davidson County Register of Deeds Office for Davidson County, Tennessee. Book 5188, Page 841, R.O.D.C., TN

This description was provided to the preparer of this Deed, and preparer makes no warranty or representation as to the accuracy of said description.

This Deed was made without benefit of title search, and the preparer of this Deed makes no representations as to the status of the title of the herein described property.

The above description is the same as the prior deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to applicable easements and restrictions of record.

And all of the estate, right, title and interest to the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein; and to have and to hold the said premises to the said parties of the second part, their heirs and assigns forever.

John Ronald Lain

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

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

Witness my hand and official seal at office this the 5 day of August, 2009.

Dara B. Warren
NOTARY PUBLIC

DARA B WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires November 07, 2011

My Commission Expires: _____

RESPONSIBLE TAXPAYERS AND OWNERS:

Maggie Dell Lain
4132 Edwards Ave.
Nashville, TN 37216

OATH

I hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Maggie Dell Lain
AFFIANT

Sworn to and subscribed before me this
the 19 day of August, 2009.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~

~~My Commission Expires~~: _____