BILL GARRETT, Davidson County
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20091113-0104907

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Lanius 810 S. Dickerson Rd. Goodlettsville, TN 37072	Same as New Owner	Map 25-16 Parcel 1

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between RICHARD W. LANIUS, hereinafter referred to as the "GRANTOR", and RICHARD W. LANIUS and wife, HELEN M. LANIUS, hereinafter referred to as the "GRANTEES":

WITNESSETH:

That for and in consideration of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD W. LANIUS, in full accordance with T.C.A. 64-1-109 and with the intention that an estate by the entireties be created in the property previously held by me in fee simple the GRANTOR, RICHARD W. LANIUS, does hereby transfer, convey and quitclaim all my right, title and interest in the property below described to RICHARD W. LANIUS and wife, HELEN M. LANIUS, with the full intent and purpose to vest the said RICHARD W. LANIUS and wife, HELEN M. LANIUS, with title thereto as tenants by the entirety, and by this conveyance the said RICHARD W. LANIUS and wife, HELEN M. LANIUS, their heirs and assigns, are hereby vested with title as tenants by the entirety to said real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 3 of Block A on the Plan of Goodlettsville Heights at Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, November 5th and 6th, 1946, as follows:

BEGINNING at a point on the easterly margin of the New Dickerson Pike at a point 458 feet south of the northwest corner of a tract of land owned by H. R. Drake, said point also being the northwest corner of Lot No. 4 on said Plan; thence, with the easterly margin of said Pike, North 19 deg. East 150 feet to the corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, eastwardly 548 feet to a point; thence, South 20 deg. West 150 feet to the northeast corner of Lot No. 4; thence with the line between Lots Nos. 3 and 4, westwardly 546 feet to the beginning.

BEING the same property conveyed to Richard W. Lanius by deed from Carmine Serino and wife, Viola Delores Serino, of record in Instrument No. 20010726-0079241, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 810 S. Dickerson Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, RICHARD W. LANIUS, has hereunto set his hand on this the 30 day of October, 2009.

GRANTOR:

RICHARD W. LANIUS

GRANTEES:

RICHARD W. LANIUS

HELEN M. LANIUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. LANIUS and wife, HELEN M. LANIUS, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of October, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 30 day of October, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009