Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

73780

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

S & R for
Affiant

Subscribed and sworn to before me this 2 day of February, 2010.

Notary Public
My commission expires: January 17, 2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven R. Lanzen, Trstee. 1229 Lilac Drive Hermitage, TN 37076	New Owner	075-12-0E-033.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Steven R. Lanzen and wife, Janice S. Lanzen,** by these presents, hereby quitclaim and convey unto **Steven R. and Janice S. Lanzen, as Trustee(s) under Declaration of Trust, Dated December 4, 2002, by Steven R. and Janice S. Lanzen, as Settlors,** all of their right, title and interest in and to the following tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of First Revision of the Final Plat of Blossom Trace, of record in Instrument Number 20010920-0101745, corrected in Instrument Number 20011025-0116872 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Lanzen and Janice S. Lanzen, husband and wife, by deed from Federal National Mortgage Association, dated 1-25-2010, recorded 2-4-10, of record in Instrument Number 20100204-0008988 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1229 Lilac Drive, Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans:T20100008269 DEEDQC
Recvd: 02/10/10 10:48 2 pgs
Fees:12.00 Taxes:0.00
20100210-0010399

WITNESS our hands this 2ND day of February, 2010.

Steven R. Lanzen

Janice S. Lanzen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Steven R. Lanzen and Janice S. Lanzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 2ND day of February, 2010.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires:

1-17-12