BILL GARRETT, Davidson County
Trans:T20100014306 DEEDQC
Recvd: 03/10/10 12:12 2 pgs
Fees:12.00 Taxes:0.00
20100310-0018426

This Instrument prepared by:

Wendy L. Magner, ***pro se***
832 Norwalk Drive
Nashville, Tennessee 37214
615.300.9068

QUIT CLAIM DEED

This indenture, made this the 24 day of February 2010 between Richard A. Magner, of Davidson County, Tennessee, hereinafter "Party of the First Part," and Wendy Lynn Magner, single, of Davidson County, Tennessee, hereinafter "Party of the Second Part."

WITNESSETH

Party of the First Part, for and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration paid by Party of the Second Part, the receipt of which is hereby acknowledged, do hereby demise, release and forever quit claim unto the said Party of the right, title, interest and estate, legal and equitable, in the following described premises, to wit:

> BEING Lot. No. 51 on the Plan of Sec. II, Larchwood Subdivision of record in Book 5200, Pages 57, 58 and 59, as revised in Plat Book 5200, Page 207 of the Registrar's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to grantors by virtue of a warranty deed of record in Book 5504, Page 20, said Davidson County Registrar's Office.
>
> THIS conveyance, however, is subject to any and all easements and right-of-way of public record and to restrictions of record in Book 5158, Page 918, made applicable by deed of record in Book 5308 Page 70, and restrictions of record in Book 5479, Page 443.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Party of the Second Part, their heirs and assigns forever.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY THEREIN CONVEYED.

IN WITNESS WHEREOF, the said Party of the First Part hereunder sets their hands and seals the day and years first written above.

Richard A. Magner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named bargainor, RICHARD A. MAGNER, with whom I am personally acquainted and acknowledged that they executed the within Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal at office, in Davidson County, Tennessee this 24th day of February 2010.

Notary Public At Large

My Commission Expires: 2-21-2011

Responsible Taxpayer and new owner: Wendy L. Magner
832 Norwalk Drive
Nashville, Tennessee 37214

M|P 109010 006.00

DEBBIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ Wendy L Magner
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 20 10
Deputy Register