THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060570**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7th day of July, 2010. Notary Public My Commission Expires: 11/26/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

QUITCLAIM DEED

Address New Owner: Robert J. Regan 6333 Panorama Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information 11704007000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Frederick S. Lawrence, married, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Robert J. Regan , his heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT 259 ON THE PLAT OF BELMONT LAND COMPANY'S BELMONT HEIGHT'S, as shown on plat of record in Plat Book 5190, Page 272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Susan R. Limor, Trustee for Barbara Ellen O'Conner to Robert J. Regan and Frederick S. Lawrence as recorded on the 18th day of May, 2001 in Instrument No. 20010518-0051907; Quitclaim Deed from Jeffery Hart, as Trustee to Robert J. Regan and Annabel Regan, as joint tenants with rights of survivorship as recorded on the 17th day of December, 2001 in Instrument No. 20011217-0138689 and Quitclaim Deed from Annabel Regan to Robert J. Regan as recorded on the 31st day of August, 2006 in Instrument No. 20060831-0108023, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

This is improved property known as 1719 Sweetbriar Avenue, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20100041940 DEEDQC
Recvd: 07/08/10 16:01 2 pgs
Fees:12.00 Taxes:0.00
20100708-0053614

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2010.

Frederick S. Lawrence

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Frederick S. Lawrence , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of July, 2010.

Notary Public

My Commission Expires: 6/16/2014

DAVID R. LESTER
Notary Public in the State of New York
Qualified in Onondaga County No. 4862120
My Commission Expires June 16, 2014