PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

ADDRESS OF NEW OWNER:
John J. Vanags
1025 Wyntergrace Farm Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

AFFIANT

Subscribed and sworn to before me
this 18th day of Aug, 2010.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
NOTARY PUBLIC
My Commission Expires: 11·5·2012

Map/Parcel 075-54.05

Davidson County DEEDQC
Recvd: 08/20/10 08:03 3 pgs
Fees:17.00 Taxes:0.00
20100820-0065779

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged **Susan L. Bown ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **John J. Vanags (married) ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard, at the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F. G. Baker, et al., of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard south 4 deg 50' east 241 feet to an iron pin; thence north 73 deg 27' east 585.5 feet to an iron pin in an old established wire fence; thence with the same north 19 deg 08' west 241.8 feet to a hackberry tree at a fence corner and continuing with said fence,

sough 71 deg 28' west 187.8 feet to a hackberry tree and south 73 deg 27' west 337.8 feet to the beginning.

Being the same property conveyed to Susan L. Bown and John J. Vanags by deed of record in Instrument No. 20081010-0102775 Register's Office for Davidson County, Tennessee.

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

Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Susan L Bown By Jeffery Alan Bown Atty In Fact

Susan L. Bown by Jeffery Alan Bown atty in fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeffery Alan Bown,** with whom I am personally acquainted and who proved himself to be the attorney in fact of Susan L. Brown and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 18th day of Aug., 2010.

Lissa Groom
Notary Public

My Commission Expires: 11·5·2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: September 2, 2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON