This Instrument Prepared By:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
P.O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Tim and Shaunna Lanier 2980 McGavock Pike Nashville, TN 37214	Same	073-16006000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration given for this conveyance is $80,000.00. Since this is a quit claim deed, taxes are due at the time recordation are determined based on the actual consideration paid.

Tim Lanier Shaunna Lanier
Affiant

SWORN TO AND SUBSCRIBED before me this 30th day of July, 2010.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Clyde H. Ingram
Notary Public

Commission Expires: January 9, 2012

BILL GARRETT, Davidson County
Trans:T20100054482 DEEDQC
Recvd: 09/01/10 08:35 3 pgs
Fees:18.00 Taxes:296.00
20100901-0069314

For and in consideration for the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, I, Allen Brown Clayborne, Jr., hereinafter "Grantor" do hereby quit claim unto, Tim and Shaunna Lanier, as tenants by the entirety, all of my right, title, and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

> Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being lot number 3 on the plan of George I. Waddey's subdivision called Sunset View, not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:
>
> Beginning on the easterly margin of McGavock Pike at the northwest corner of the property conveyed to John L. Fly and wife, by deed from Mary Elizabeth Lish, of record in Book 2395, page 525, Register's Office for said County, being the corner of lots Nos. 2 and 3; thence with the line between said two lots eastwardly 212.1 feet to the top of bluff and down said bluff to the low water mark of the Cumberland River; thence with said low water mark northwardly 105.2 feet to the corner of lots No. 3 and 4; thence with the line between two lots westwardly to the top of the bluff and continuing the same direction 244.7 feet to the easterly margin of McGavock Pike; thence with same southwardly to the beginning, 100 feet.
>
> (This is the same property description was used in the Warranty Deed of record in Book 2796, Page 93, Register's Office of Davidson County, Tennessee).
>
> Being the same property conveyed to Dorothy J. Nahrgang, from John L. Fly et.ux. by Warranty Deed of record in Book 2796, Page 93, Register's Office of Davidson County, Tennessee. Dorothy J. Nahrgang is one and the same person as Dorothy Josephine Clayborne Nahrgang.

Dorothy Josephine Clayborne Nahrgang died on February 11, 2009, leaving a Last Will and Testament dated March 19, 2007. She left all her real and personal property to Allen Brown Clayborne, Sr. If Allen Brown Clayborne, Sr. did not survive her, she left all of her real and personal property to her nephew, Allen Brown Clayborne, Jr. Allen Brown Clayborne, Sr., died on February 2, 2009, therefore Allen Brown Clayborne, Jr. became the sole beneficiary under the Will. The Will was admitted to probate in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 09P-566. This estate has now been closed.

This is unimproved property known as 2978 McGavock Pike, Nashville, Davidson County, Tennessee.

There is no warranty of title of any nature made by the Grantor.

In witness whereof, the Grantor has affirmed his signature on the day and date first above written.

Allen Brown Clayborne, Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2010 before me personally appeared Allen Brown Clayborne, Jr. to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand at office, on this the 30th day July, 2010.

CLYDE H. INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Clyde H. Ingram
Notary Public

Commission Expires: January 9, 2012