This Instrument Prepared By:

Ami L. Brooks BPR #27120
109 Fifth Avenue West
Springfield, TN 37172

Ami L. Brooks
New Owner

Mail Tax Bill To:
Mr. Lanier M. Rawls
133 Victoria Lane E
Hendersonville, TN 37075

Tax Map 061-10-0 115.00
Parcel 061-10-0 116.00

I hereby swear or affirm that the actual consideration or value of the property transferred, whichever is greater is $12,000.00 which amount is equal or greater than the amount which the property would bring at a fair voluntary sale.

Lanier M. Rawls
Affiant

Subscribed and sworn to before me this the 3rd day of November, 2010.

Notary Public

My Commission Expires: 3-9-2013

SARAH H. HORD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

This QUITCLAIM DEED made and entered into on this 3rd day of November 2010, by and between Porter W. Rawls, 4950 Betts Road, Greenbrier, Robertson County County, Tennessee 37073, by and through his Attorney-in-Fact, Porter G. Rawls, hereinafter referred to as Grantor, and Lanier M. Rawls, 133 Victoria Lane E, Hendersonville, Sumner County, Tennessee 37075, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, I, the said Grantor, have this day bargained and sold, and do by these presents hereby sell, transfer, and convey unto said Grantee, his heirs and assigns forever in fee simple, all of my right, title and interest in and to said property, same being a one-half (1/2) undivided interest in and to the property, it being my intention to vest fee simple title in the Grantee, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

BILL GARRETT, Davidson County
Trans:T20100069841 DEEDQC
Recvd: 11/03/10 12:46 3 pgs
Fees:18.00 Taxes:44.40
20101103-0088167

DESCRIPTION:

BEING Lots Nos. 12 and 13 on the Plan of Maplewood Heights, 1st Subdivision, as of record in Book No. 547, pages 77 and 78, Register's Office for Robertson County, Tennessee. Said Lots Nos. 12 and 13 adjoin and together front 200 feet on the easterly side of Saunders Avenue and run back between parallel lines 300 feet to the westerly margin of the right of way of L & N RR.

SOURCE OF TITLE:

Being the same property conveyed from Mary W. Davis, to Mary W. Davis, Porter Rawls, and Artie Rawls, by DEED recorded in Record Book 9030, Page 177, in the Office of the Davidson County Register of Deeds, Mary W. Davis having thereafter conveyed her one-third (1/3) undivided interest in and to the property unto Porter Rawls and Artie Brown by QUITCLAIM DEED dated December 29, 2000, recorded in Record Book ✱___, Page ____in the Davidson County Register of Deeds.

✱ 20010227-0018174

The legal description above is the same as the prior deeds of record.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, his heirs and assigns forever in fee simple.

The Grantor covenants with the Grantee, and assigns, that he is lawfully seized in fee simple title to said property.

The Grantor further covenants with the Grantee, and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as set forth above.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

The Grantor, Porter W. Rawls, executes this instrument by and through his Attorney-in-Fact, Porter G. Rawls, pursuant to a POWER OF ATTORNEY recorded in Record Book 1374, Page 947-954, in the Office of the Davidson County Register of Deeds.

IN WITNESS WHEREOF, I, the Grantor herein, have hereunto set my signature, this the 3rd day of November, 2010.

PORTER W. RAWLS

By: AIF

PORTER G. RAWLS, Attorney-in-Fact

STATE OF TENNESSEE)

)

COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, Porter W. Rawls, by his Attorney-in-Fact, Porter G. Rawls, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 3rd day of November, 2010.

(Signature of Porter G. Rawls only)

NOTARY PUBLIC

SARAH H. HORD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:

3-9-2013