BILL GARRETT, Davidson County
Trans:T20100078923 DEEDQC
Recvd: 12/15/10 12:39 2 pgs
Fees:12.00 Taxes:0.00
20101215-0099808

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 7th day of December, 2010.

Notary Public:
My Commission Expires: 1-19-14

ADDRESS OF NEW OWNER:
Christopher Lawson
1523 Monticello Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
34-05-0-060.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES LAWSON**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **CHRISTOPHER LAWSON**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Rebecca Heights, as of record in Book 2330, page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 136 feet on the easterly side of Monticello Avenue and extends back between parallel lines 295 feet to a dead line.

Being the same property conveyed to Christopher Lawson and James Lawson, as joint tenants with survivorship, by Warranty Deed from Michael Dean Smith, Patricia Gayle Hoy, Jerry Wayne Smith and Debra Sue Lawson, dated August 2, 2004, as of record in Instrument No. 20040805-0094034, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1523 Monticello Avenue, Madison, TN 37115**.

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.

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

IN WITNESS WHEREOF, this document was executed this 7th day of December, 2010.

JAMES LAWSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JAMES LAWSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 7th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 1-9-14

