Prepared by:

Realty Title & Escrow Company, Inc.
5111 Maryland way, Suite 210
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110024943 DEEDQC
Recvd: 04/28/11 09:22 2 pgs
Fees:12.00 Taxes:0.00
20110428-0032439

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014

17-1009-170592

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is:
Transfer tax paid and consideration encompassed in Warranty Deed of record at Instrument No. 20101110-0090923.

Affiant

Subscribed and sworn to before me this 4th day of April 2011.

Deanna Faye Wood
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Albert J. Thoni 7273 Green Meadow Nashville, TN 37221	New Owner	142-10-0-126

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Austin L. Rowland, unmarried, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Albert J. Thoni, hereinafter the Grantee, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Green Meadows Subdivision, Section 2, of record in Book 5210, Page 37, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Warren, unmarried, by deed from Robert B. Hendley and Douglas C. Whiteside, dated March 2, 1979, recorded March 5, 1979 in Book 5401, Page 555, Register's Office for Davidson County, Tennessee. William J. Warren having since died intestate on September 14, 2008, unmarried, with no issue and with no parents surviving. The Estate of William J. Warren a/k/a William Joseph Warren is currently being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-542. The two sisters of William J. Warren, Maudie Slater and Mary Ann Bird, were the only siblings of William J. Warren, both of whom predeceased William J. Warren, leaving Gina Ann Messina, Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater as his heirs at law. Subsequently, Debbie Rowland a/k/a Deborah Kay Rowland, erroneously referenced as Debbie Roland in prior deed at Instrument No. 20101110-0090293, said Register's Office, died intestate on May 22, 2010, leaving her surviving child, William Kenneth Harper, III, and her surviving spouse, Randall Rowland, as her heirs. Subsequently, Randall Rowland died intestate and unmarried on September 28, 2010, leaving the Grantor herein and Joel Jamison Rowland a/k/a Joel Bliss, the decedent's only two issue, as his heirs.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 7273 Green Meadow, Nashville, TN 37221.

Witness my hand this 21 day of March, 2011.

austin L. Rowland
Austin L. Rowland

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Austin L. Rowland, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lewisburg, Tennessee, this 21 day of March, 2011.

Steve Allen
Notary Public

STEVE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My commission expires:
10/4/2014

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY OTHER PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.