Address New Owner and Send tax bills to:
James C. Payne
814 Longboat Drive
Gallatin, TN 37066

Map-Parcel Numbers:
06111012500

This instrument prepared by: A.J. Sharenberger, III, P.O. Box 56, Elmwood, TN 38560

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Joseph M. Buffler (the "Grantor") does hereby bargain, sell, release, remise, quitclaim and convey all his right, title and interest in and to the following described property unto James C. Payne, his heirs and assigns ("the Grantee"):

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of I.C. McMahan's Subdivision of part of the Maplewood Lands of record in Book 547, Page 78, in the Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being the southerly part of Lot No. 9 and the easterly part of the southerly part of Lot No. 10 on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands of record in Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, described according to a loan survey by T. R. Sanford dated June 17, 1960, as revised May 25, 1961, as follows:

BEGINNING at a point in the easterly line of Lot No. 9, said point being 139 ½ feet south of the southerly margin of McMahan Avenue, and also being a common corner of Lots Nos. 7 and 8 on said Subdivision; thence with the common line between Lots Nos. 7 and 9, 88 feet, more or less to a point, the dividing line between Lots No. 6 and 7; thence along the rear line of Lots 9 and 10, 214 feet 8 inches to a point in a fence line; thence leaving said fence line, North 19-3/4 deg. East 80 feet to another fence line; thence following the line of said fence, eastwardly 193 feet, more or less to the beginning.

LESS AND EXCEPT Lot No. 2, conveyed by Warranty Deed from James C. Payne and Joseph M. Buffler, to Sanjana Yashwant Patel and Thomas Jason Storm, recorded 3/30/2005, in Instrument No. 20050330-0034245.

LESS AND EXCEPT Lot No. 3, conveyed by Warranty Deed from James C. Payne and Joseph M. Buffler, to Brian Reichow and Terrell Reichow, recordeded 4/26/2005, in Instrument No. 20050428-0047503.

Being the same property conveyed to Joseph M. Buffler and James C. Payne by Warranty Deed from the devises under the will of John Marion Lucas, Sr., recorded 2/22/2002, in Instrument No. 20020222-0023240 Register's Office for Davidson County, Tennessee.

This quitclaim is expressly subject to (1) all unpaid real estate taxes; (2) matters in the plan recorded in Book 547 page 78; (3) restrictive covenants in Book 636 page 369; (4) matters in the Plat of record in Instrument No. 20031028-0158423; and (5) Deed of Trust from James C. Payne to Cumberland Bank of record in Instrument No. 20050923-0114646, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5th day of ~~February~~ January, ~~2011.~~ 2012.

Joseph M. Buffler

BILL GARRETT, Davidson County
Trans:T20120007800 DEEDQC
Recvd: 02/01/12 14:21 2 pgs
Fees:12.00 Taxes:0.00
20120201-0009190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the state and county aforesaid, personally appeared Joseph M. Buffler, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of ~~February, 2011~~ January 2012.

Notary Public

My Commission Expires: 1/7/13

TERRY R. POLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that he actual consideration for this transfer is $ one Dollar ($1.00)

Joseph M. Buffler

SUBSCRIBED and sworn to before me, this the 5th day of ~~February, 2011.~~ January 2012

Notary Public
My commission expires: 1/7/13

TERRY R. POLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY