QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Charles F Reinitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ralph and Debra Tayse	**"New Owner"**	
(NAME)	(NAME)	03000005200
3511 St. Lawrence Dr.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Charles F. Reinitz, widowed** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Ralph Tayse and wife, Debra Tayse**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 3511 St. Lawrence Dr., Joelton TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 5 day of July, 2012.

Charles F Reinitz
Charles F. Reinitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles F. Reinitz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20120049850 DEEDQC
Recvd: 07/06/12 10:09 2 pgs
Fees:12.00 Taxes:0.00
20120706-0059485

Exhibit "A"

The following described tracts or parcels of land, to wit:

TRACT I:

Land in the 24th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, dated April 1, 1959, as follows:

Beginning at a point on the center line of St. Lawrence Drive, 980 feet east of State Highway 112, back of St. Lawrence School on St. Lawrence Drive; thence south 1 degree 30 minutes west 232 feet to a point; thence north 64 degrees 30 minutes east 417 feet to a point; thence north 1 degree 30 minutes east 232 feet to the center line of St. Lawrence Drive; thence along the center line of said Lawrence Drive, south 64 degrees 30 minutes west 417 feet to the point of beginning, and containing 2 acres.

Included in the above description is an Easement granted by the last grantees of record to Rosemary Catignani, recorded May 22, 1992, in Book 8632, page 310 and described as follows: A 15 feet wide ingress-egress and utility easement more particularly described as follows:

Land in the 24th Civil District of Davidson County, Tennessee, described according to survey of Randolph L. Chapdelaine, No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064, dated April 3, 1992.

BEGINNING at an iron spike in the centerline of St. Lawrence Drive, said spike being the common corner between Valentino Frizzo (Ref. Deed Book 3615, page 479, R.O.D.C.) and Ruth Reinitz (Ref. Deed Book 7357, Page 917, R.O.D.C.), and said spike being located N 64 deg 23 min. 50 sec. E 1078.4 ft. from the centerline intersection of St. Lawrence Drive with State Highway 41-A: Thence leaving Frizzo and with the north line of Reinitz and the centerline of St. Lawrence Drive, N 74 deg. 45 min. 35 sec. E 15.36 ft. to a point; thence leaving the road S 02 deg. 52 min. 47 sec. E. passing a witness iron pin at 25.59 ft., in all 227.22 ft. to an iron pin in Reinitz's south line; thence with Reinitz's south line S 62 deg. 40 min. 25 sec. W. 16.48 ft. to an existing concrete monument, Frizzo's southeast corner; thence with Frizzo's east line N 02 deg 52 min. 47 sec. W. passing a witness iron pin at 216.28 ft. in all 242.61 ft. to the point of beginning.

TRACT II:

Land in the old 24th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Charles Ertola, now deceased, by partition deed of record in Book 305, page 119, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southeast corner of the land conveyed to Vincent Ertola and wife, Sarah Jane Ertola, by Marie Ertola Armstrong, by deed of record in Book 2901, page 265, Register's Office for Davidson County, Tennessee; thence North 64 deg. 30" East 343 feet to a point; thence North 1 deg. 00" East 232 feet to the center line of Lawrence Drive as projected; thence South 64 deg. 30" West along the center line of Lawrence Drive as projected to a point, the northeast corner of the land conveyed to Vincent Ertola, et ux, by deed of record in Book 2901, page 265; thence South 1 deg. 00" West 232 feet to the point of beginning.

Being the same property conveyed to Ruth E. Reinitz and husband, Charles F. Reinitz by Deed as of record in Book 11733 Page 199, Register's Office for Davidson County, Tennessee. The said Ruth E. Reinitz is now deceased.