This Instrument Prepared by: Les Lazarus.
Map.Group.Parcels **072 10 0 255.00**
New owner and tax bills: Eric Sox.
7051 Highway 70 South - 315
Nashville, TN 37221

Davidson County DEEDQC
Recvd: 11/06/12 07:57 2 pgs
Fees:12.00 Taxes:0.00
20121106-0102098

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24th day of October 2012, by first party, Les Lazarus, to second party, Eric Sox.

WITNESSETH, That the said first party, for good consideration and for the sum of Ten ($10) dollars paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Sumner, State of Tennessee, to wit:

Land in Davidson County, Tennessee, in the 11th Civil District, described according to a survey dated July 25, 1951, made by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the westerly margin of Scott Avenue, 100 feet north of the north margin of Otay Avenue; thence westerly, parallel to said Otay Avenue, and 100 feet north of the same 188 feet to the easterly margin of a proposed alley, which point is 12 feet east of the east margin of an existing 12-foot alley; thence northerly 50 feet with the margin of said proposed alley to a point; thence easterly 188 feet to the west margin of Scott Avenue; thence with the margin of same, south 50 feet to the beginnng.

Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed of record in Instrument 201210230097039, Register's Office for Davidson County, Tennessee.

Commonly known as: 2218 Scott Avenue, Nashville, TN 37216.

Parcel ID - **072 10 0 255.00**

Signature of first party

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in the State of Tennessee and County of Davidson, this the 24 day of Oct 2012, Les Lazarus, personally known to me, appeared, and acknowledged that the foregoing document was executed for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this, the 24 day of Oct 2012.

Signature of Notary Public

JAMES C. SMITH
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-3-15

Attached Exhibit "A"

For Tennessee Recording Purposes:

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is 0.

Sworn and subscribed to before me on this November 5, 2012.

Affiant:

Notary Public

Commission Espires: 3.3.15

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____.

Notary Public

My Commission Expires: 3.3.15