This Instrument Prepared by: Les Lazarus
Map.Group.Parcels **043 15 0 125.00**
New owner and tax bills: Eric Sox
7051 Highway 70 South - 315
Nashville TN 37221

BILL GARRETT, Davidson County
Trans:T20120095719 DEEDQC
Recvd: 12/14/12 10:38 2 pgs
Fees:12.00 Taxes:0.00
20121214-0115240

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14th day of December 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 Davidson, State of Tennessee, to wit:

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

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument Number 20060403-0037167, at the Register's Ooffice for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 2 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office and being more particularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way of Larkin Springs R oad, said pin being the southeasterly corner of Lot 1, and the northeasterly corner of the herein described;

Thence, with said right-of-way line, South 7 degrees 47 minutes 21 seconds West, 46.68 feet to an iron pin new, being the northeasterly corner of Lot 3, Larkin Springs Subdivision;

Thence, with the northerly line of said Lot 3, North 82 degrees 29 minutes 38 seconds West, 219.69 feet to an iron pin new in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, North 7 degrees 30 minutes 22 seconds East 66.44 feet to an iron pin new, being the southwesterly corner of the aforementioned Lot 1;

Thence, with the southerly line of Lot 1, the following three (3) calls:
South 73 degrees 14 minutes 25 seconds East, 163.85 feet to an iron pin new;
South 81 degrees 50 minutes 42 seconds East, 34.50 feet to an iron pin new;
North 81 degrees 06 minutes 28 secons East, 24.71 feet to the POINT OF BEGINNING and containing 11009 square feet or 0.253 acres, more or less.

Being the same property conveyed to Les Lazarus by Trustee's Deed of record in Instrument 20121214-0115239 Register's Office for Davidson County, Tennessee.

Commonly known as: 126 Larkin Springs Road, Madison TN 37115

Parcel ID - **043 15 0 125.00**

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 14 day of December 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 14 day of December 2012.

Signature of Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December 20 12

Deputy Register