QUITCLAIM DEED	This Instrument Prepared by: (Based upon information provided by Grantor) StewartJohnsonConner&Manson, LLP 215 2nd Avenue North, Ste. 300 Nashville, TN 37201

STEWARTJOHNSONCONNER&MANSON, LLP		
Address of New Owner **2329 Woodridge Drive** **Nashville, TN 37207**	**Send Tax Bills To** **Reginald Lanier** **2329 Woodridge Drive** **Nashville, TN 37207**	**Map-Parcel Nos.** **71-1-138**

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to **Reginald L. Lanier**. We, Beverly D. Clark, Eric T. Lanier and Reginald L. Lanier by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot 20 fronts 142.7 feet on the easterly margin of Woodridge Drive and extends back 118.5 feet on the northerly line and 116.6 feet on the southerly line to a dead line in the rear measuring 80.9 feet thereon.

Being the same property conveyed to Mr. and Mrs. Walter Barry Lanier by deed from Trinity Village, Inc. of record in Book 4422, page 720, Register's Office for Davidson County, Tennessee.
Walter Barry Lanier and Ann Katherine Lanier having since died intestate in Davidson

County on July 5, 2011 and February 19, 2009. All debts of the Decedents have been paid. The said Beverly D. Clark, Eric T. Lanier and Reginald L. Lanier are the only heirs at law of the decedents.

This property is not the principal residence of the Grantors.

Beverly D. Clark, Beverly D. Lanier and Beverly D. Lanier-Clark are one and the same person.

This is improved property known as 2329 Woodridge Drive, Nashville, TN 37207.

Affidavit of Heirships:

20130517 0049858

20130517 0049859

BILL GARRETT, Davidson County
Trans:T20130041264 DEEDQC
Recvd: 05/17/13 10:47 5 pgs
Fees:32.00 Taxes:0.00

20130517-0049860

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Reginald L. Lanier**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 16th day of January 2013.

Signed, sealed and delivered by Grantor.

Beverly D. Clark

Eric T. Lanier

Reginald L. Lanier

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: 7-23-2013

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Beverly D. Lanier, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of January 2013.

Commission expires: 7.23.2013

JEANNE WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Jeanne West
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Eric T. Lanier, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 17th day of January 2013.

Commission expires: 07/06/2015

Pamela B. Jones
Notary Public

PAMELA B. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Reginald L. Lanier, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of January 2013.

Commission expires: 7-23-2013

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public