FROM Louis Hardy, Sr.

TO Ronald K. Nevin

AND

FROM Ronald K. Nevin

TO Michael A. Hardy

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Michael A. Hardy		81-7
1813 Cephas Avenue	SAME	397
Nashville, Tennessee 37208		

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin
Attorney At Law
2108 Parkway Towers
Nashville, Tennessee 37219

STATE OF Tennessee
COUNTY OF Davidson
-THE ACTUAL CONSIDERATION OR VALUE- WHICHEVER IF GREATER- FOR THIS TRANSFER IS $0.00
Michael A. Hardy
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF February, 1990.
Patricia Kempson
Notary Public
MY COMMISSION EXPIRES: 11/24/90

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple, absolute

I, Louis Hardy, Sr., widower

by these presents do hereby quitclaim and convey unto my interest Ronald K. Nevin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LOT NO. 47 on the map of Cephas Woodards Subdivision, as of record in Book 161, Page 174, Register's Office.

SAID lot no. 47 Fronts 50 feet on the westerly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

BEING the same property devised to Nettie Mae Hardy by Will of Paul Madison Bass of record in Will Book 115, Page 627, Probate Court of Davidson County, Tennessee and of record in Deed Book 5127, Page 942, Register's Office of Davidson County, Tennessee. The said Nettie Mae Hardy having since died survived by husband Louis Hardy, Sr. and other heirs-at-law.

0491 4 IDENTIF. REFERENCE Feb 20 1 57 PM '90 FELIX Z. H... DAVIDSON COUNTY TN.

unimproved ( )
This is improved (x) property, known as 1813 Cephas Avenue Nashville, Tennessee 37208

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said Ronald K. Nevin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto his interest Michael A. Hardy Louis Hardy 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.

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IN WITNESS WHEREOF we have hereunto set our hands on this the day of FEB 2, 1990.

Louis Hardy

Ronald K. Nevin
Trustee.

4117 02/20 0101 03CHECK 6.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Patricia Kempson, a Notary Public in and for County and State, the within named, Louis Hardy the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1990.

Patricia Kempson
Notary Public

My commission expires 11/24/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1990.

Carrie Dawn Machaca
Notary Public

My commission expires 10/9/91

mail to: Sheena Cotter
169 Hart Lane
Nash. TN 37207