BOOK 10827 PG 630

MAP - PARCEL NOS:
147-7-84/6DU 17670
147-7-236/6DU-17665

This Instrument Prepared by:

Edward P. Silva, Esq.
HARTZOG, SILVA & DAVIES
Attorneys At Law
123 Fifth Avenue North
Franklin, Tennessee 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Gary R. Hernandez 6013 Stillmeadow Drive Nashville, Tennessee 37211	Gary R. Hernandez 6013 Stillmeadow Drive Nashville, Tennessee 37211	None

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 6th day of March, 1998, by and between **Rita M. Hernandez**, Party of the First Part, and **Gary R. Hernandez**, Party of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, his heirs and assigns, all her right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, described as follows to wit:

BEGINNING at a point the intersection of a thirty foot avenue (Taylor Avenue) and George Harris' lands, and running thence with a fence North 11 1/4 East 201 feet to a located post, thence South 88 East 56 feet to a located stake, thence almost at right angles with said line 213 feet to a point of intersection of said thirty foot avenue, thence 50 feet at right angles back to the beginning point, containing.26 acres, more or less.

and

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of survey made by Erie Drake, filed as Exhibit "B" in the cause of Henry Reed vs. Bedford Taylor, et al., in the Chancery Court at Nashville, and described as follows:

BEGINNING at a point at the intersection of thirty foot avenue and Lot No. 2 and Lot No. 3 at a stone mark, running thence North 82 West 314 feet to a stake; thence at right angles with the margin of said avenue North 11 1/4 East 213 feet to a stake; thence South 88 East 319 feet along with a fence to a point of intersection of Lot No. 1 and Lot No. 3 as shown by Exhibit B in B.J. Cook's land; thence from said point at right angles South 5 east 103 feet to a point located by an iron pin; thence, at right angles South 85 West 70 feet to a stake; thence South 5 East 128 feet to the beginning point, and Lot No. 3 containing 1.68 acres, as shown by said Exhibit "B".

Being the same property conveyed to Gary R. Hernandez and wife, Rita M. Hernandez, from Robert Edwin Coursey and wife, Anita D. Coursey, by deed of record in Book 9691, Page 580, Register's Office of Davidson County, Tennessee.

This is improved property known as JJ Watson Avenue 1.94 acres, Nashville, Tennessee 37208.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 6th day of March, 1998.

RITA M. HERNANDEZ

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, LaRhonda H. Maxey, a Notary Public in and for said county and state, the within named **Rita M. Hernandez,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 6th day of March, 1998.

My Commission Expires:
2/28/2001.

LaRhonda H. Maxey
Notary Public

LARHONDA H. MAXEY NOTARY PUBLIC WILLIAMSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that this transfer is made in accordance with the terms and provisions of a Divorce Decree entered between the parties in the Circuit Court for Williamson County, Tennessee, Docket Number 95753, and for no other consideration.

GARY R. HERNANDEZ

My Commission Expires:
~~My Commission Expires:~~

0409221
IDENTIFICATION REFERENCE
98 MAR -6 PM 2:53
MAIL ENV.