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THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 19 day of Jan, 1998.

Notary Public

My Commission Expires: 4-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05385 70 IDENTIFICATION REFERENCE

98 JAN 20 AM 9:47

L. GRANT, REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER

BARBARA LONARDI
LOIS J. WAGNER
2601 Hillsboro Road #I-7
Nashville, Tennessee 37212

SEND TAX BILLS TO

PNC MORTGAGE
CORP.
320 Interstate N. Parkway
Atlanta, Georgia 30339

MAP & PARCEL NOS.

MAP 117-3-B
PARCEL 134

4654 01/20 0101 03CHECK 10.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, Barbara Lonardi, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Barbara Lonardi and Lois J. Wagner, by these presents do hereby quitclaim and convey unto Patty Richards, Trustee, her successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

BEING Unit No. I-7, Parcel No. 134 of the Villager Condominiums as of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Barbara Lonardi, unmarried, by deed from Carolyn Heer Nash of record in Book 10370, page 712, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Road #I-7, Nashville, Tennessee 37212.

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

And now, I, the said Patty Richards, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Barbara Lonardi, unmarried, and Lois J. Wagner, unmarried, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in 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 12th day of January, 1999

BARBARA LONARDI

PATTY RICHARDS, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Lonardi, the bargainor(s), 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 this 12 day of January, 1999.

NOTARY PUBLIC

My Commission Expires: January 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 12th day of Jan, 1999.

NOTARY PUBLIC

My Commission Expires: 4-24-2001