QUITCLAIM DEED

B-WCM-02-5452

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Carrie Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2003.

Traci Henry
Notary Public

MY COMMISSION EXPIRES: 7-29-06

TRACI HENRY Notary Public At Large DAVIDSON COUNTY TENN. My Commission Expires July 29, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micheal Angelo Hernan I	Interfirst/ABN AMRO Mortgage	
(NAME)	(NAME)	
5452 Brick Church Pike	P.O. Box 57068	18-00-78
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Emily J. Hernan HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Micheal Angelo Hernan I and wife, Karen Ann Hernan HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, License Number 271, dated March 8, 1980, as follows:

Beginning at an iron pin, said point being the southwesterly corner of the E. Lee Waggoner property and the southeasterly corner of this tract; thence South 89 deg. 10' West 300 feet to an iron pin; thence North 00 deg. 20' East 1270.00 feet to an iron pin, corner to John L. Draper; thence North 89 deg. 10' East 300.00 feet to an iron pin, corner to E. Lee Waggoner; thence South 00 deg. 20' West 1270.00 feet to the point of beginning, containing 8.75 acres, more or less.

Being the same property conveyed to Michael Angelo Hernan I, an undivided 1/3 interest and wife, Karen Ann Hernan, an undivided 1/3 interest, and Emily J. Hernan, an undivided 1/3 interest, by Deed dated January 31, 1997 and filed for record on February 12, 1997 in Book 10343, Page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5452 Brick Church Pike, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 22nd day of January, 2003.

Emily J. Hernan by Michael A. Hernan I, POA
Emily J. Hernan

Davidson County DEEDQC
Recvd: 02/04/03 16:00 2pgs
Fees:12.00 Taxes:0.00
20030204-0015459

STATE OF Tennessee
COUNTY OF Davidson

TRACI HENRY Notary Public At Large DAVIDSON COUNTY TENN. My Commission Expires July 29, 2006

Personally appeared before me, , a Notary Public in and for said County and State, the within named Emily J. Hernan the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of January, 2003.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 22ND day of January, 2003, before me personally appeared Michael A. Hernan, I to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Emily J. Hernan and who acknowledged that he/she executed the same as the free act and deed of the said Emily J Hernan by virtue of that Power of Attorney, duly executed by the said Emily J. Hernan on June 2, 2000, ~~2003~~ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 22ND day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903