PICK-UP

This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 05/14/03 14:12 2pgs
Fees:12.00 Taxes:0.00
20030514-0065545

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ANGELINA HORTIAN, Grantor, her husband having predeceased her, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of her right, title and interest in the property described below to the following Grantees as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, as follows: ANGELINA HORTIAN, a 99.5% interest; and STEVEN A. HORTIAN and MARK HORTIAN, with rights of survivorship as between them, a 0.5% interest, provided that if STEVE HORTIAN and/or MARK HORTIAN shall die prior to the death of ANGELINA HORTIAN leaving children surviving, then said children shall take their deceased parent's share, with rights of survivorship as among such children. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 49 on the Plan of McCrory Trace Estates of record in Plat Book 6900, pages 720-723, said Register's Office, to which refernce is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ADAM HORTIAN and ANGELINA HORTIAN by deed from Daniel William Koenig and wife, Alice Corey Koenig, dated October 2, 1992, of record in Book 8749, Page 219, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 628 Indian Ridge Drive, Nashville, Tennessee 37221.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on May 14, 2003.

Angelina Hortian
ANGELINA HORTIAN

by: Steven A. Hortian
STEVEN A. HORTIAN,
Attorney-in-fact for ANGELINA HORTIAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared STEVEN A. HORTIAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the attorney-in-fact of ANGELINA HORTIAN, the within named Grantor, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of such Grantor, and acknowledged the execution of the same as the free act and deed of such Grantor.

WITNESS my hand and Notarial Seal on May 14, 2003.

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires October 05, 2004

The Durable Power of Attorney naming STEVEN A. HORTIAN as the attorney-in-fact for ANGELINA HORTIAN has been recorded in Book ★___, Page _____, Register's Office for Davidson County, Tennessee. ★Instrument # 20030514006554 4

New Owner/Property address:
ANGELINA HORTIAN
628 Indian Ridge Drive
Nashville, Tennessee 37221

Address of New Owner:
ANGELINA HORTIAN
628 Indian Ridge Drive
Nashville, TN 37221

Mail Tax Bills To:
ANGELINA HORTIAN
628 Indian Ridge Drive
Nashville, TN 37221

PARCEL I.D.
Map 15510A46CO
Parcel 9D 81210

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is No Dollars and No Cents ($ 0.00).

Steven A. Hortian
STEVEN A. HORTIAN, Affiant

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me on May 14, 2003.

NOTARY PUBLIC
My Commission Expires: My Commission Expires October 05, 2004