10284726 Rels

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/03/03 09:41 2pgs
Fees:12.00 Taxes:0.00
20031103-0160558

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Davidson~~ Rutherford
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of ~~September~~ October, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. DioGuardi (NAME)	Michael J. DioGuardi (NAME)	116-04-130.00
707 Estes Road (STREET ADDRESS/ROUTE NUMBER)	707 Estes Road (STREET ADDRESS)	
Nashville, TN 37215 CITY/STATE/ZIP	Nashville, TN 37215 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF ONE DOLLAR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE PURPOSE OF RELINQUISHING ALL RIGHT, TITLE AND INTEREST TO THE WITHIN NAMED GRANTEE, I,

James M. Halloran

HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM AND CONVEY UNTO
Michael J. DioGuardi

HEREINAFTER CALLED THE GRANTEE, ALL MY RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract of land:

Southerly one-half of Lot No. 10 on the Plan of Clearview, a subdivision of Lots 7, 8, 12, 13, 16, and 17 of Ensworth of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 92.5 feet on the westerly side of Estes Avenue, formerly Wilson Avenue, and extends back 110.9 feet on the northerly line and 118.00 feet on the southerly line to the easterly line of Lot No. 17, measuring 93.75 feet thereon.

Being the same property conveyed to James M. Halloran and Michael J. DioGuardi, each a one-half interest, by Quitclaim Deed from James M. Halloran, dated December 31, 1992, recorded January 4, 1993, of record in Book 8830, page 887, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 8748, page 540, and in Book 7729, page 688, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, SETBACK LINES, RESTRICTIONS OR OTHER MATTERS AS MAY AFFECT THE PREMISES.

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN. NO OPINION OF TITLE IS GIVEN BY PREPARER. LEGAL DESCRIPTION TAKEN FROM PRIOR DEED.

Witness my hand this 10 day of September, 2003

James M. Halloran

STATE OF TENNESSEE
COUNTY OF [redacted] Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Halloran,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within document for the purposes therein contained, as his free act and deed

Witness my hand and official seal at Murfreesboro, TN, this 10 day of September, 2003.

MARSHA L. LOGUE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

Marsha L. Logue
Notary Public

Commission Expires: 4/29/06