NO SEARCH OF PUBLIC RECORD WAS CONDUCTED IN THE PREPARATION OF THIS DOCUMENT. ALL INFORMATION WAS PROVIDED BY THE PARTIES HEREIN.

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

PICK-UP

Davidson County DEEDQC
Recvd: 03/10/04 10:35 1pgs
Fees:12.00 Taxes:0.00
20040310-0027436

Address New Owner(s)
Bruce Hardin
3404 BENHAM AVE
NASHVILLE TN 37215

Send Tax Bills To:
SAME

Map & Parcel Nos.:
92-13-350

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Hal Wilson** ("Grantor") does hereby quitclaim and convey unto **Bruce Hardin** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 118 on the plan of Hortense Place, of record in Book 161, Map 167, Register's Office for Cheatham County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet more or less on the easterly line and 150 feet, more or less, on the westerly line to an alley.

Being the part of the same property conveyed to Hal Wilson, by deed from Nancy M. Ryans, on April 18, 2003, of record in Instrument Number 20030421-0051895, Register's Office for Davidson County, Tennessee

This is unimproved property known as **3311 Elkins Avenue, Nashville, TN 37209**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of March, 2004.

Hal Wilson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Hal Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of March, 2004

NOTARY PUBLIC My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me, this 9th day of March, 2004

NOTARY PUBLIC My Commission Expires: 5/29/05