STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ 35,000.00

Affiant

Sworn to and subscribed before me this 9 day of December, 2004.

Notary Public

My Commission Expires:

ANGELA SCHMIDT
STATE OF TENNESSEE
Exp. 9/20/08
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 12/10/04 10:43 2pgs
Fees:13.00 Taxes:129.50
20041210-0147219

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| J. Gregory Hardeman<br>1118 Morrow Avenue<br>Nashville, TN 37204 | Same | Map 81-16<br>Parcel 676 |

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Greg Beard ("Grantor"), does this day transfer, quitclaim and convey unto J. Gregory Hardeman ("Grantee") all of his interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 180 on the Plan of Judge John McNairy's Mansion House Tract, of record on the front fly leaf of Book No. 9, Register's Office for Davidson County, Tennessee and described as follows:
>
> Beginning in the southern margin of Phillips Street at a point 65 feet easterly from the easterly margin of Tenth Avenue North and running thence southerly at right angles to Phillips Street and parallel with Tenth Avenue north 127 feet, more or less, to the northerly margin of an alley; thence with the margin of the same eastwardly 42.5 feet to a point; thence northwardly and parallel with the first line 129 feet, more or less, to the southerly margin of Phillips Street; thence with the margin of the same westwardly 42.5 feet to the beginning.
>
> Being the same property conveyed to Greg Beard by deed from Shirley Ann Berry of record in Book 11571, page 825, said Register's Office. Greg Beard had previously conveyed an undivided fifty percent (50%) interest in the subject property to J. Gregory Hardeman by Warranty Deed of record in Instrument No. 199912160303995, said Register's Office. The purpose of this transaction is to vest one hundred percent (100%) undivided interest in J. Gregory Hardeman.

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

The effective date of this conveyance for tax purposes shall be as of January 1, 2004.

This is improved property known as 935 Phillips Street, Nashville, Tennessee 37208.

The undersigned Grantor hereby certifies that this is not the principal residence of Grantor.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9 day of Dec., 2004.

Greg Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angela Schmidt, a Notary Public in and for said County and State, the within named, Greg Beard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of December, 2004.

Notary Public

My Commission Expires: _____

ANGELA SCHMIDT
STATE OF TENNESSEE
Exp. 9/20/08
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.