ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James M. Halloran and Michael J. DioGuardi	New Owner	MAP: 116-04
2808 Valley Brook Place		PARCEL: 130.00
Nashville, TN 37215		
		26b

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 Prepared from information furnished by the parties without the benefit of a title examination.

QUITCLAIM DEED

Know all persons by these presents, Michael J. DioGuardi (hereinafter referred to as the "Grantor"), does hereby bargain, sell, quitclaim and convey unto James M. Halloran, (hereinafter referred to as the "Grantee"), one half undivided of Grantors interest in the following described real estate located in Davidson County, Tennessee, 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 Michael J. DioGuardi, by Quitclaim Deed of record as Instrument No. 20031103-0160558, said Register's Office.

This is improved real property commonly known as 707 Estes Road, Nashville, TN 37215

Davidson County DEEDQC
Recvd: 03/11/05 15:29 2 pgs
Fees:12.00 Taxes:0.00
20050311-0027385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn to before me this 10th **day of**

~~April~~, 2005
March

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 10th day of March, 2005

Michael J. DioGuardi

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 1st day of March 2005 April, 2004, before me personally appeared Michael J. DioGuardi to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE