QUITCLAIM DEED

G-1STFIDMC-07-1510

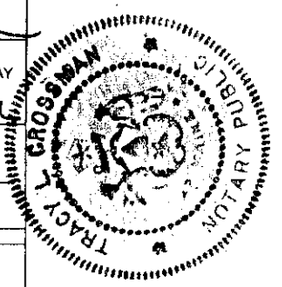
STATE OF ~~Tennessee~~ Maine
COUNTY OF ~~Davidson~~ Hancock
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2007.

Tracy L. Crossman
Notary Public

MY COMMISSION EXPIRES: April 26, 2007
(AFFIX SEAL)



~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter N. Hyrka	Peter N. Hyrka	
(NAME)	(NAME)	
1510 Fatherland	1510 Fatherland	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	83-13-420
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Eric Hartman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Peter N. Hyrka HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 OF BLOCK "N" ON THE PLAN OF THE LINDSLEY PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 92, OF THE CHANCERY COURT AT NASHVILLE. SAID LOT NO. 120 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 156 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ELIZABETH HODDER TO ERIC HARTMAN AS RECORDED ON THE 19TH DAY OF APRIL, 1999 IN BOOK 11437, PAGE 657 AND WARRANTY DEED FROM RUSSANNE BUCHI AND HUSBAND, JULIAN N. FOTRE, III TO ERIC HARTMAN AND WIFE, ELIZABETH HODDER AS RECORDED ON THE 26TH DAY OF OCTOBER, 1994 IN BOOK 9502, PAGE 205, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 1510 Fatherland, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 2nd day of March, 2007.

Eric Hartman

Davidson County DEEDQC
Recvd: 03/13/07 13:43 2 pgs
Fees:12.00 Taxes:0.00

20070313-0030778

STATE OF ~~Tennessee~~ Maine
COUNTY OF ~~Davidson~~ Hancock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Hartman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of March, 2007.

Tracy L. Crossman
Notary Public

My Commission Expires: April 26, 2007

(SEAL)

TRACY L. CROSSMAN
Notary Public, Maine
My Commission Expires April 26, 2007

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212