Davidson County DEEDQC
Recvd: 10/23/08 13:23 3 pgs
Fees:17.00 Taxes:0.00
20081023-0106182

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Michael J. Dioguardi and Lori D. Halloran 2808 Valley Brook Place Nashville, TN 37215	New Owner	**Parcel I** Map 116-04 Parcel 130.00 **Parcel II** Map 130-7 Parcel 126

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, James Michael Halloran (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, and convey unto Lori D. Halloran (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee.

Parcel I

The southerly one-half of Lot No. 10 on the Plan of Clearview, a subdivision of Lots 7, 8, 12, 13, 16 and17 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 interest conveyed to James M. Halloran by Quitclaim Deed from Michael J. Dioguardi of record in Instrument 20050311-0027385 Register's Office for Davidson County, Tennessee and conveyed to Michael J. Dioguardi by Quitclaim Deed of record in Instrument 20031103-0160558, Register's Office for Davidson County, Tennessee.

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

Parcel II

Land in the Seventh (7th) formerly the Eleventh (11th) Civil District of Davidson county, Tennessee being Lot No. 13 and the westerly one-half of Lot No. 12 on the Final Plat of Sharbert's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Harding Place at the common corner of Lot Nos. 13 and 14; thence with a line between said two lots northwardly 350 feet to the common corner of Lots No. 13, 14, 23 and 24; thence with the south line of Lots Nos. 24 and 25 eastwardly 150 feet to the middle of Lot No. 12; thence wit the centerline of Lot No. 12 southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of said Place, westwardly 150 feet to the point of beginning.

Being the same real property conveyed to James M Halloran and Michael J. Dioguardi by Warranty Deed from Norma McCormick, Executor, of record in Instrument No. 20030916-0136170 Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 3820 Harding Place, Nashville, Tennessee 37215.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Subscribed and sworn to before me
(this 22nd day of October, 2008.
(
(
(

Notary Public

(My Commission Expires: My Commission Expires 01/09/2012
(

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of October, 2008.

James M. Halloran

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of October, in the year 2008, before me Ryan Hunter Alsup personally appeared James M. Halloran, personally known to me (or proved to me on the basis of satisfactory evident) to be the person whose name is subscribed to this instrument, and who acknowledged that he executed it.

Notary Public

My Commission Expires 01/09/2012

My Commission Expires:_____

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY