Davidson County DEEDQC
Recvd: 10/30/08 15:12 2 pgs
Fees:12.00 Taxes:0.00

20081030-0108456

QUITCLAIM DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

B-NMG-08-1611

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 NUMBER (S)
FREDERICK HARDIN (NAME)	**Taylor, Bean & Whitaker** (NAME)	
1611 7th Avenue North (ADDRESS)	**1417 North Magnolia Avenue** (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	**Ocala, FL 34475** (CITY) (STATE) (ZIP)	**081-12-338.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRED HARDIN**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **FREDERICK HARDIN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE (S), 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 AS FOLLOWS, TO WIT:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 25 FEET OF LOT NO. 122 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 122 FRONTS 25 FEET ON THE WESTERLY SIDE OF 7TH AVENUE, NORTH, FORMERLY VINE STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 25 FEET OF LOT NO. 122 AND THE SOUTHERLY 10 FEET OF LOT NO. 124 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID NORTHERLY PART OF LOT NO. 122 AND THE SOUTHERLY PART OF LOT NO. 124 FRONT TOGETHER 35 FEET ON THE WESTERLY SIDE OF 7TH AVENUE, NORTH, FORMERLY VINE STREET, AND RUN BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED TRACT 2 IS THAT SOUTHERLY 10 FEET OF LOT NO. 124 WHICH HAS BEEN DEVELOPED INTO THE MASTER DEED ESTABLISHING 1613 7TH AVENUE TOWNHOMES, AS SHOWN OF RECORD IN INSTRUMENT 200411150136919, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT 200411220139584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO JULIUS OLDS BY DEED FROM BESSIE MAY WILLIAMS, A MARRIED PERSON OF RECORD IN INSTRUMENT 200403250033936 ON 03/25/2004 AND FILED FOR RECORD ON 03/25/2004, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO FRED HARDIN BY DEED FROM JULIUS OLDS, UNMARRIED OF RECORD IN INSTRUMENT 200609150114502 ON 09/11/2006 AND FILED FOR RECORD ON 09/15/2006, REGISTER'S OFFICE FOR SAID COUNTY.

This is
( ) **unimproved**
(X) **improved**
property known as **1611 7th Avenue North Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **23rd** day of **October, 2008.**

FRED HARDIN

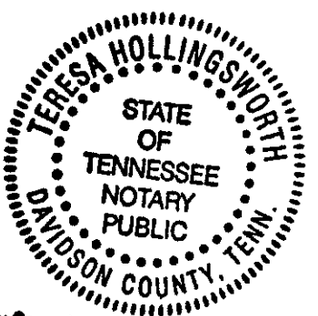
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED **HARDIN**, 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 23rd day of October, 2008.

Notary Public

My Commission Expires:



My Commission Expires JAN. 9, 2012

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