BILL GARRETT, Davidson County
Trans:T20090065679 DEEDQC
Recvd: 09/25/09 16:19 2 pgs
Fees:12.00 Taxes:0.00
20090925-0089511

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NO:
JUANITA M. BAKKE, et. al 1717 Hudson Rd. Madison, TN 37115	Same	06300006900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Juanita M. Bakke
JUANITA M. BAKKE

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

SUBSCRIBED AND SWORN to before me, W WARNER McNEILLY III, by JUANITA M. BAKKE, this 24 day of September, 2009.

Notary Public
My Commission Expires: 9/8/13

For and in consideration of love and affection and no monetary consideration, I, JUANITA M. BAKKE, hereby transfer, convey and quitclaim to my son, LEONARD HARDESTY, his heirs and assigns, a one-one hundredth (1/100) undivided interest as a tenant in common in certain property located in Davidson County, Tennessee described as follows:

That certain land situated in the 11th Civil District (formerly the 19th) of Davidson County, State of Tennessee, to wit:

Real property with improvements known as 1717 Hudson Road, Madison, Tennessee 37115, further described as follows:

Land in thee 11th, formerly the 19th Civil District of said county, described as Tract No. 2 in the deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

BEGINNING at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees W. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels tract, N. 0.5 degrees E. 81.1 feet to a point; thence. eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' W. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, W. 75 degrees 15' W. 22.6 feet to a point; thence

S 30 degrees 55' E.. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, containing 1.68 acres, more or less, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract shown as 0.34 acres, more or less on said survey.

Being the same property conveyed to Juanita M. Bakke by deed of record in instrument number 20090723-0069409, R.O.D.C.

Said property is conveyed subject to: (i) any and all easements, covenants and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property; (ii) Right of way for Hudson Road; (iii) unrecorded easements for roads and utilities, if any; and (iv) such other limitations, restrictions and encumbrances as may affect the premises.

After this conveyance, Juanita M. Bakke will own a 99/100 undivided interest and Leonard Hardesty will own a 1/100 undivided interest as tenants in common.

WITNESS my hand this 24 day of September, 2009.

Juanita M. Bakke
JUANITA M. BAKKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly, III, a Notary Public in and for said County and State, JUANITA M. BAKKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2009.

Notary Public
My Commission Expires: 9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013