THIS INSTRUMENT PREPARED BY:
Michael K. Radford, Esq.
FLYNN & RADFORD, ATTORNEYS, P.C.
Suite 150 Seven Springs I
320 Seven Springs Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090085510 DEEDQC
Recvd: 12/18/09 15:44 2 pgs
Fees:12.00 Taxes:0.00
20091218-0115480

ADDRESS NEW OWNER:

Jeannie Hargis
1231 North Avondale Circle
Nashville, Tennessee 37207

SEND TAX BILLS TO NEW OWNER AS ABOVE

MAP-PARCEL:

Map: 071-02
Parcel: 9

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Michael Hargis (Michael Hargis and Michael Hargass are one and the same person.), hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto Jeannie Hargis (Jeannie Hargis, Jeannie Hargass, and Teressa Jean Hargis are one and the same person.), hereinafter called the Grantee, her heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Land lying in Davidson County, Tennessee and being Lot No. 55 on the Plan of Scruggs First Avondale of record in Plat Book 161, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot fronts 60 feet on the northerly side of Greenwood Avenue and runs back to an alley in a northerly direction between parallel lines 149.00 feet.
>
> Being the same property conveyed from Gene George and wife, Teressa George, to Michael Hargass and wife, Jeannie Hargass, by warranty deed of record as Instrument No. 20040130-0011701, Register's Office for Davidson County, Tennessee.
>
> THIS INSTRUMENT PREPARED BY: MICHAEL K. RADFORD, Attorney at Law, Suite 150, Seven Springs I, 320 Seven Springs Way, Brentwood, TN 37027 who does not certify matters of title, description and survey by this deed. This deed was prepared solely from information furnished by the parties.

This is improved property known as 1233-A Avondale Circle, Nashville, Tennessee 37207; this property is also known as 1231 North Avondale Circle, Nashville, Tennessee 37207.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 4-8-09 day of _____, 2009.

MICHAEL HARGIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Natalie Wollam, a Notary Public, Michael Hargis, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of April, 2009.

NATALIE WOLLAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 3, 2012

NOTARY PUBLIC

My Commission Expires: 09-03-2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

KYLE E. WARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SWORN TO and subscribed before me this 29th day of Sept., 2009.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 25, 2010.