BILL GARRETT, Davidson County
Trans:T20100004925 DEEDQC
Recvd: 01/26/10 08:31 4 pgs
Fees:22.00 Taxes:0.00
20100126-0006447

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
200 31st Ave., North Suite 100
Nashville, Tennessee 37203
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

John M. Hardin, Affiant

Subscribed to and sworn before me this 18 day of January, 2010.

Notary Public

My Commission Expires: Jan 7, 2013

RHONDA W. SWANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Numbers:

John M. Hardin, et al.
7404 Harness Drive
Nashville, TN 37205

Same

Map 142-2
Parcel 177

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Robert A. Hardin and wife, Jo Ann Hardin, for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of making a gift to their son and daughter-in-law of an undivided interest in the subject property, hereby release, remise, quitclaim and give unto John M. Hardin and wife, Joan Lou Hardin, all of their right, title and interest, being an undivided 8% interest, as tenants-in-common in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Further, Jo Ann Hawkins Hardin, Trustee of the Jo Ann Hawkins Hardin Revocable Trust dated September 3, 1992, for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of making a gift to her son and daughter-in-law of an undivided interest in the subject property, hereby releases, remises, quitclaims and gives unto John M. Hardin and wife, Joan Lou Hardin, an undivided 17.33% interest as tenant-in-common in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

After this conveyance, Jo Ann Hawkins Hardin, Trustee of the Jo Ann Hawkins Hardin Revocable Trust dated September 3, 1992, will own an undivided 49.34% tenant-in-common interest in the subject property, and John M. Hardin and wife, Joan Lou Hardin (as tenants by the entireties), will own an undivided 50.66% tenant in common interest in the subject property.

WITNESS our hands this 18th day of January, 2010.

Robert A Hardin

Robert A. Hardin

Jo Ann Hardin

Jo Ann Hardin

Jo Ann Hawkins Hardin

Jo Ann Hawkins Hardin, Trustee
The Jo Ann Hawkins Hardin
Revocable Trust dtd Sept. 3, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Hardin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2010.

Notary Public

My Commission Expires: _____

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

* *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Ann Hardin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2010.

Rhonda W Swanson
Notary Public

My Commission Expires: Jan 7, 2013

RHONDA W. SWANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Ann Hardin, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2010.

Rhonda W Swanson
Notary Public

My Commission Expires: Jan 7, 2013

RHONDA W. SWANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 222, on the Plan of Cross Timbers, Section 4, as of record in Book 4715, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Mario Mineo and wife, Antonia C. Mineo, to Robert A. Hardin by deed of record in Book 8586, Page 837, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed by Robert A. Hardin to Jo Ann Hardin by deed of record in Book 8757, Page 695, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed by Jo Ann Hardin to Jo Ann Hawkins Hardin, Trustee of the Jo Ann Hawkins Hardin Revocable Trust, dated September 3, 1992, by deed of record in Book 8757, Page 697, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed by Jo Ann Hawkins Hardin, Trustee of the Jo Ann Hawkins Hardin Revocable Trust, dated September 3, 1992, to Robert A. Hardin and wife, Jo Ann Hardin, as to a 33-1/3% interest, of record in Book 11009, Page 500, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed by Robert A. Hardin and wife, Jo Ann Hardin, to John M. Hardin and wife, Joan Lou Hardin, as to a 25.33% interest, of record as instrument no. 20091211-0113373, Register's Office for Davidson County, Tennessee.

This is improved property known as 7404 Harness Drive, Nashville, Tennessee 37221.