BILL GARRETT, Davidson County
Trans:T20100014097 DEEDQC
Recvd: 03/09/10 15:57 2 pgs
Fees:12.00 Taxes:0.00

20100309-0018221

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

STATE OF ILLINOIS)
COUNTY OF DuPage)

The actual consideration for this transfer is NONE.

LEONARD HARDESTY

SUBSCRIBED AND SWORN to before me, Wendy Modelski, by LEONARD HARDESTY this 8th day of March, 2010.

OFFICIAL SEAL
WENDY M MODELSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/18/13

Notary Public
My Commission Expires: 11/18/13

For and in consideration of love and affection and no monetary consideration, I, LEONARD HARDESTY, hereby transfer, convey and quitclaim to JUANITA M. BAKKE, her heirs and assigns, all of my right, title and interest 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 and Leonard Hardesty by deed of record in instrument number 20090925-0089511, 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.

WITNESS my hand this 8th day of March, 2010.

LEONARD HARDESTY

STATE OF ILLINOIS)
COUNTY OF DuPage)

Personally appeared before me, Wendy Modelski, a Notary Public in and for said County and State, LEONARD HARDESTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2010.

Notary Public
My Commission Expires: 11/18/13

OFFICIAL SEAL
WENDY M MODELSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/18/13