File Box 9-B

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Christine B. Hailey Affiant Subscribed and sworn to before me, this 8th day of February, 2013. Joyce R. Heard Notary Public My Commission Expires: 9-9-2014

JOYCE R. HEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Robert Wayne Abernathy 6220 Tuckaleechee Lane Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 070 010 05600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Christine B. Hailey (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Robert Wayne Abernathy, his heirs and assigns, her undivided one-half interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto, RESERVING FOR HERSELF A LIFE ESTATE IN SUBJECT PROPERTY.

This is improved property known as 3213 West Hamilton Road, Nashville, TN 37218.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2013.

Christine B. Hailey

BILL GARRETT, Davidson County
Trans:T20130014462 DEEDQC
Recvd: 02/21/13 09:19 3 pgs
Fees:17.00 Taxes:0.00
20130221-0017305

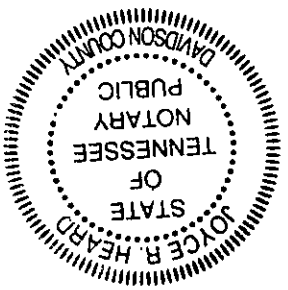
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christine B. Hailey, the bargainor, 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 official seal at office this 8th day of February, 2013.

Joyce R. Heard
Notary Public

My Commission Expires: 9-9-2014



THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 285 on the Map of Treppard Heights, Section IV, as of record in Book 2854, page 16, Register's Office for said county.

Said Lot No. 285 fronts 150 feet on the southerly side of West Hamilton Avenue and extends back 323.1 feet, more or less, on the westerly line, and 294.2 feet, more or less, on the easterly line, to a crooked line in the rear, being the center line of Whites Creek and measuring 153 feet, more or less, thereon.

Being the same property conveyed to James N. Hardin, Jr. and wife, Gladys B. Hardin, by deed dated May 24, 1968, from Thomas Ray Carney and wife, Mary D. Carney, of record in Book 4238, page 314, Register's Office for Davidson County, Tennessee. The parties divorced and by final decree entered in Docket No. 98409, Sixth Circuit Court of Davidson County, Tennessee, and recorded in Book 5613, page 414, said Register's Office, subject property was ordered to be divested out of James Nelson Hardin (one and the same person as James N. Hardin, Jr.) and awarded to Gladys Mae Brown Hardin (one and the same person as Gladys B. Hardin). Gladys B. Hardin died on February 20, 2011, and pursuant to the terms of her will, of record in Docket No. 11P560, Davidson County Probate Court Clerk's Office, and recorded as Instrument No. 20120130-0008260, said Register's Office, she devised subject property as part of her residuary estate to Robert Wayne Abernathy and Christine B. Hailey.