FROM: LAWRENCE H. HART

TO: LINDSEY HART MANOLACHE

BILL GARRETT, Davidson County
Trans:T20130055017 DEEDQC
Recvd: 06/28/13 11:21 2 pgs
Fees:13.00 Taxes:538.35
20130628-0066751

QUIT CLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
LINDSEY H. MANOLACHE 8001 MAPLE RUN LANE KNOXVILLE, TN 37919	Same	10508023800

THIS INSTRUMENT WAS PREPARED BY:

LAWRENCE H. HART, ESQ.
P.O. BOX 160679
NASHVILLE, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS [illegible] DAY OF [illegible].

NOTARY PUBLIC
MY COMMISSION EXPIRES: [illegible]

FOR AND IN CONSIDERATION of love and affection, and pursuant to a family estate plan and for the sum of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, LAWRENCE H. HART, by these presents does hereby give and convey to LINDSEY HART MANOLACHE, subject to a life estate retained by LAWRENCE H. HART, all his right, title, and interest (which is one-half of the entire tract) in and to the following described tract or parcel of land, to wit:

Beginning at an iron rod in the west right of way of Ensley Drive at a point where Ensley Drive meets 4th Avenue South or Nolensville Road, said point being the southeast corner of the herein described lot:

Thence, with a curve to the right, having a Radius of 25 feet a Delta of 151 deg 05 min. 09 sec, an Arc length of 65.924 feet and

a Chord of South 71 deg 47 min 57 sec West 48.42 feet to an iron rod in the East right of way of 4th Avenue South; thence, with the East right of way of 4th Avenue South, North 32 deg 39 min 29 sec West, 417.70 feet to an iron rod; thence leaving said right of way, North 56 deg, 14 min 02 sec East 284.62 feet to an iron rod in the West right of way of Ensley Avenue; thence, leaving said right of way North 33 deg 28 min 19 sec West 79.50 feet to an iron rod; thence, North 51 deg 12 min 17 sec East 40.19 feet to an iron rod in the West right of way of Ensley Avenue; thence, with the West right of way of Ensley Avenue South 07 deg 47 min 32 sec East, 92.35 feet to an iron rod; thence, with a curve to the right, having a Radius of 3,054.30 feet, a Delta of 02 deg 16 min 34 sec, an Arc length of 121.34 feet and a Chord of South 04 deg 52 min 55 sec East 121.333 feet to an iron rod; thence South 03 deg 44 min 38 sec East, 374.64 feet to the point of beginning.

Being the same property conveyed to Sameh H. Sidholm and Lawrence H. Hart by deed from Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman of record as Instrument No. 20070417-0045668 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is unimproved property, known as 1621 Ensley Blvd., Nashville, TN.

IN WITNESS WHEREOF, I have hereunto signed my name, this 26th day of June, 2013.

LAWRENCE H. HART

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the said County and State, the within named, **LAWRENCE H. HART**, the grantor, 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 official seal at Nashville, Tennessee, this 26 day of June, 2013.

Notary Public

My commission expires 1-6-2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014