THIS INSTRUMENT PREPARED BY:

COPAS & HAMILTON
Attorneys at Law
108 N. Greenwood St.
Lebanon, Tennessee

BOOK 6234 PAGE 955

SEND TAX BILLS TO:

PEARL BEARD
LINWOOD ROAD
WATERTOWN, TN 37184

MAP NO.: 81-4

PARCEL NO.: 195, 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF Feb., 1984.
B. Edwards
Deputy Register

Q U I T C L A I M D E E D

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Stella Mae Henry, Rose Sims, Helen Franklin, Wallace Reed Beard, Irma Douglas, Mrs. Georgie Wooden, Mamie Parson, William T. Beard, and Joe Beard (hereinafter collectively referred to as the Grantors), are the owners of a vested estate in remainder in the real property hereinafter described, subject to the life estate therein of their mother, Pearl Beard (hereinafter referred to as the Grantee), pursuant to the Last Will and Testament of Estella Scruggs, admitted to probate in the Probate Court of Davidson County, Tennessee on May 24, 1982, entered in Minute Book 277, page 839, and recorded in Will Book 139, page 178, in the Clerk's Office of said Court; and

WHEREAS, the Grantors desire and intend by this instrument to transfer and convey to the Grantee, the life tenant, their vested remainder interest in said property, thereby merging the said remainder estate and the said life estate in one fee-simple estate in the Grantee.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

02/22 46.20- CHECK

4729

we, STELLA MAE HENRY, ROSE SIMS, HELEN FRANKLIN, WALLACE REED BEARD, IRMA' DOUGLAS, MRS.GEORGIE WOODEN, MAMIE PARSON, WILLIAM T. BEARD, and JOE BEARD, do hereby quitclaim to ESTELLA SCRUGGS, her heirs and assigns, all of our interests in, and title to, the hereinafter described property, being to-wit:

Situated and lying in Davidson County, Tennessee, known as 1823 and 1825 Third Avenue, North in Nashville, Tennessee, and more particularly described as follows:

Being a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, page 393, at the Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of 3rd Avenue North, as widened, being the northeast corner of the property conveyed to C.G. Allman by deed of record in Book 1097, page 88, at said Register's Office; thence westerly along his northerly line 165 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly 165 feet to the westerly margin of 3rd Avenue North as widened; thence along the said easterly margin of 3rd Avenue North southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of 3rd Avenue North, and extending back between parallel lines 165 feet to an alley in the rear.

Being a part of Lot 48 on the Plan of McGavock's 56 Lots, of record in Book 11, page 393, at the Register's Office for said County. Beginning at a point in the westerly margin of 3rd Avenue North, as widened, the southeast corner of the property conveyed to Perry Northcutt and wife, by deed from Robert T. Thompson and wife, Altia Lee Thompson, of record in Book 2011, page 33, said Register's Office; thence along his southerly line, westerly 165 feet to the easterly margin of an alley in the rear; thence southerly, along the said easterly margin of said alley, 50 feet to a point; thence easterly 165 feet to a point in the westerly margin of 3rd Avenue North, as widened; thence northerly along the said margin of 3rd Avenue North, 50 feet to the point of beginning. Thus fronting 50 feet on the westerly margin of 3rd Avenue North, and extending back between parallel lines 165 feet to an alley, also known as 1825 3rd Avenue North, Nashville, Tennessee.

BEING the same property conveyed to Estella Scruggs by quitclaim deed from Austin H. Dillard, dated July 18, 1979, and recorded in Book 5479, page 229, in the Register's Office of Davidson County, Tennessee. The said Estella Scruggs died testate on September 25, 1980, and devised by a foreign will, admitted to probate in the

State of Michigan, a life estate in said property to the Grantee and a vested remainder to the Grantors. As heretofore mentioned, said will was admitted to probate in the Probate Court of Davidson County, Tennessee, on May 24, 1982, and a duly certified copy thereof is recorded in Book 6234, page 949, in the Register's Office of Davidson County, Tennessee; the Grantors being all the children named therein of Pearl Beard. The said grantors herein Helen Franklin, Irma Douglas, and Mrs. Georgie Wooden, and the remaindermen in said will, Helen Frankling, Irene Douglas, and Mrs. George Wooden, are respectively one and the same persons; the names of such remaindermen being incorrectly stated in such will.

TO HAVE AND TO HOLD the said parcels of land together with all buildings and improvements thereon and all rights, appurtenances, estate, title and interest thereto belonging to Pearl Beard, her heirs and assigns, in fee simple forever.

WITNESS our hands as of the 27 day of DECEMBER, 1983.

Stella Mae Henry
STELLA MAE HENRY

Rose Sims
ROSE SIMS

Helen Franklin
HELEN FRANKLIN

Wallace Reed Beard
WALLACE REED BEARD

Irma Douglas
IRMA DOUGLAS a/k/a Irene Douglas
IRENE DOUGLAS

Mrs. Georgie Wooden
MRS. GEORGIE WOODEN

Mamie Parson
MAMIE PARSON

William T. Beard
WILLIAM T. BEARD

Joe Beard
JOE BEARD

STATE OF TEXAS
COUNTY OF GALVESTON

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

WITNESS my hand and official seal at GALVESTON, Texas, this 3 day of JANUARY, 1984.

NOTARY PUBLIC • COUNTY OF GALVESTON, TEXAS

Willie J. Moore
Notary Public

My Commission Expires:
1-16-84

STATE OF TEXAS
COUNTY OF GALVESTON

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

WITNESS my hand and official seal at GALVESTON, Texas, this 3 day of JANUARY, 1984.

NOTARY PUBLIC • COUNTY OF GALVESTON, TEXAS

Willie J. Moore
Notary Public

My Commission Expires:
1-16-84

STATE OF TEXAS
COUNTY OF Wise

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

WITNESS my hand and official seal at Decatur, Texas, this 27th day of December, 1983.

Roy Hailey
Notary Public

My Commission Expires:

June 1984

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seal at Lebanon, Tennessee, this 31st day of January, 1984.

Joni M. Barnes
Notary Public

My Commission Expires:

7-30-84

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, and within named IRMA DOUGLAS a/k/a IRENE DOUGLAS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lebanon, Tennessee, this 31st day of January, 1984.

Joni M. Barnes
Notary Public

My Commission Expires:

7-30-84

STATE OF TEXAS
COUNTY OF GALVESTON

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

WITNESS my hand and official seal at GALVESTON, Texas, this 3 day of JANUARY, 1984.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF GALVESTON

Willie J. Moore
Notary Public

My Commission Expires:
1-16-84

STATE OF TEXAS
COUNTY OF GALVESTON

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

WITNESS my hand and official seal at GALVESTON, Texas, this 3 day of JANUARY, 1984.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF GALVESTON

Willie J. Moore
Notary Public

My Commission Expires:
1-16-84

STATE OF NEW YORK
COUNTY OF KINGS

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

WITNESS my hand and official seal at NEW YORK, KINGS COUNTY, New York, this 16th day of January, 1984.

Rudolph Broadbelt
Notary Public

My Commission Expires:

RUDOLPH BROADBELT
NOTARY PUBLIC, State of New York
No. 41-[illegible]
Qualified in Queens County
Term Expires March 30, 1984

NOTARY PUBLIC STATE OF NEW YORK QUEENS COUNTY RUDOLPH BROADBELT

D. BROADBELT
[illegible] AVENUE
BROOKLYN, NY 11236

STATE OF OHIO
COUNTY OF Delaware

BOOK 6234 PAGE 961

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

WITNESS my hand and official seal at Delaware, Ohio, this 24 day of Jan., 1984.

Harold Woodbridge
Notary Public

My Commission Expires:

[illegible]
MY COMMISSION EXPIRES FEB. 6, 1984

RUSH

IDENTIFICATION REFERENCE

FEB 22 10 54 AM '84

FELIX Z. WILKINS II, REGISTER
DAVIDSON COUNTY, TN

104356

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 962

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

9500.00- CAMT.
24.70 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 46.20-
4739A02/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ID 4356

T IDENTIF. REFERENCE

FEB 22 10 34 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14901