This instrument prepared by:
Clairborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

BOOK 6710 PAGE 936

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Hayes M. Beard, et. ux.	same	
6220 Jocelyn Hollow Rd.		71-4-61
Nashville, TN. 37205		

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, JOHN BEARD (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto HAYES M. BEARD and wife, BETSY H. BEARD, as tenants by the entireties (the "Grantees"), their heirs, assigns and successors, all of his right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that property described on the attached Exhibit A which is incorporated herein in its entirety.

This is improved property known as 2520 Jones Avenue, Nashville, Tennessee 37207.

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 19 day of November, 1985.

53584

IDENTIFICATION REFERENCE

NOV 19 9 09 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

John Beard
JOHN BEARD

Malinda B. Beard
MALINDA B. BEARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Beard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 12 day of NOVEMBER, 1985.

Oliver Henry Newman, III
Notary Public

My Commission Expires: 10/19/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Oliver Henry Newman, III a Notary Public in and for the County and State aforesaid, personally appeared Malinda B. Beard, the within named 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 seal, at office in NASHUILLE, Tennessee, this 12 day of NOVEMBER, 1985.

Oliver Henry Newman, III
Notary Public

My Commission Expires: 10/19/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration fot this transfer of property is $20,000 and no other monetary consideration.

Hayes M. Beard

Sworn to and subscribed before me
this 12 day of November, 1985.

Oliver Henry Newman, III
Notary Public

My Commission Expires: 10/19/86

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 320 fronts 60 feet on the westerly margin of Jones Avenue and extends back 192.4 feet on the northerly line and 192.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to John Beard, unmarried by deed of record in Book 5278, page 608, Register's Office for Davidson County, Tennessee. The said John Beard having since married, his wife, Malinda B. Beard joining in this conveyance for the purpose of waiving and relinquishing any and all rights she may have in the subject property.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6710 PAGE 939

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

20000.00- CONT.
52.00 CSTAX
.50 PREE
9.00 WDEED
CHECK 61.50-
7381A11/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53584

IDENTIFICATION REFERENCE

Nov 18 9 09 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 192570