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

BOOK 6710 PAGE 940

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 and wife, MALINDA B. BEARD (hereinafter referred to as the "Grantors") do 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 their 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 Unit C-10, Villager Condominium, 2601 Hillsboro Road, Nashville, Tennessee 37212.

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, Grantors have executed this instrument on this 17 day of November, 1985.

John Beard
JOHN BEARD

Malinda B. Beard
MALINDA B. BEARD

53585

IDENTIFICATION REFERENCE

Nov 18 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6710 PAGE 341

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 NASHVILLE, Tennessee, this 12th 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 for this transfer of property is $39,000 and no other monetary consideration.

Malinda 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

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. C-10, Parcel No. 41, in a Horizontal Property Regime, which is located on the Revised Plat of the Villager, of record in Book 5200, page 201, Register's Office for said County, to which reference is here made.

The property herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-1-2701 et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also, including, without limitations, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Villager West Condominium as of record in Book 5452, page 419, and the By-Laws appended thereto of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Beard and wife, Malinda B. Beard by deed of record in Book 5726, page 561, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6710 PAGE 943

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

39000.00- CA IT,
101.40 CSTAX
.50 PRFE
9.00 WDE' D
CHECK 119.90-
7382A11/18/85 BAL .0'

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53585

IDENTIFICATION REFERENCE

Nov 18 9 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192571