Bk 8637 144 31

IDENTIF. REFERENCE

MAY 20 4 02 PM '97

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #5485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

QUITCLAIM DEED

Name and Address of New Owner:

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D. Steven Beard
717 Ashfield Court
Nashville, TN 37211

Send Tax Bills To:

SAME

Street Address of Subject Property: **Map Parcel No:**

717 Ashfield Court **161-10-B-15**
Nashville, TN 37211

6.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Mary Ann Beard, Grantor(s) by these presents, quitclaims, grants and conveys unto D. Steven Beard, Grantee(s) his heirs, successors and assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

> BEING Lot No. 206 on the Plan of Villages of Brentwood, Phase Five as of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to P. Steven Beard and wife, Mary Ann Beard, by deed of record in Book 8078, page 629, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to Restrictive Covenants of record in Book 6143, page 11 and as amended and made applicable in Book 7834, page 676, said Register's Office.
>
> THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights-of-way for public utilities.
>
> THIS conveyance is subject to any and all restrictions and easements of record.

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, the Grantor has hereunto set his hand on this the 18th day of May, 1992.

Mary Ann Beard

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Phyllis Keenan BOOK 8637 PAGE 650 Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Mary Ann Beard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 18th day of May, 1992.

Phyllis Keenan
NOTARY PUBLIC

My commission expires: 7-21-93

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 21 day of May, 1992.

NOTARY PUBLIC

My commission expires: 3/26/94

QUITCLAIM DEED

FROM: Mary Ann Beard

TO: D. Steven Beard