BOOK 9543 PG 580

This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

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

Thomas W Beasley
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of November, 1994.

Cindy Monesalda
NOTARY PUBLIC

My Commission Expires: 3/25/95

16584
IDENTIF. ⇒ REFERENCE

94 DEC 12 PM 12:56
REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Sandy Craig Beasley<br>6205 Milbrook<br>Brentwood, TN 37027 | SAME | Map 95-3-A<br>Par. 64 |

**FOR AND IN CONSIDERATION** of a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, I, **THOMAS W. BEASLEY**, by these presents do hereby quitclaim and convey unto **SANDY CRAIG BEASLEY**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

**LAND** in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 64 in a Horizontal Property Regime as shown in the Master Deed Establishing Magnolia Square Condominiums of record in Book 6685, page 253, said Register's Office, to which plan reference is made for a more complete description.

**BEING** the same property conveyed to Thomas W. Beasley by deed from Charles H. Turner and Virginia W. Turner, of record in Book 6854, Page 673, Register's Office of Davidson County, Tennessee. The said Thomas W. Beasley having since been divorced from Sandy Craig Beasley by Final Decree of Divorce on the 31st day of October, 1994, in the Chancery Court for Williamson County, Tennessee, Docket No. 22528. This conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the

administration thereof; to easements, rights and interests 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square, of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2258 Lebanon Road, Unit 64, Magnolia Square Condominium, Nashville, Tennessee 37214.

THE said Thomas W. Beasley and Thomas Woodrow Beasley is one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 22 day of November, 1994.

Thomas W Beasley
THOMAS W. BEASLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. BEASLEY, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 1994.

Cindy Manuscalco
NOTARY PUBLIC

My Commission Expires: 5/25/95

2352 12/12 1101 03CHECK 8.00