OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-.

Jimmy A. Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th
DAY OF July, 19 95

NOTARY PUBLIC

My Commission expires 5-23-98

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Billy L. Beard et ux	North American Mortgage	110-93489
(NAME)	(NAME)	
5034 Inglewood Court	P. O. Box 808003	42-11B-38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Petaluma, CA 94975- 8003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $ 1.00 **cash in hand paid by the hereinafter** named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Lesa Beard

have bargained and sold, and by these presents remise, release and QUITCLAIM unto

Billy L. Beard and wife, Linda G. Beard

their heirs and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No 151 of Hermitage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Hermitage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Lesa Beard, unmarried, by deed from Carolyn Sue Cook, unmarried, of record in Book 9297, Page 693, Register's Office for Davidson County, Tennessee.

The within named Grantee hereby agrees to assume and promises to pay the unpaid balance of a certain indebtedness payable to Colwell Financial Corporation in the original principal amount of $55,000.00 and secured by a Deed of Trust of record in Book 7439, Page 205; as assigned to Frontier Federal Savings and Loan Association by assignment recorded in Book 7487, page 460, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions thereof.

unimproved ( )
This is improved (X) property, known as 151 Heritage Trace Drive, Madison, Tennessee 37115
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of July, 1995.

Lesa Beard
Lesa Beard

BOOK 9730 PG 304

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lesa Beard, unmarried

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of July, 19 95.

My Commission expires:
November 22, 1997

Michael J. Tidwell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

PICK UP
95 JUL 13 PM 2
FILED & RECORDED
DAVIDSON COUNTY

0078843
IDENTIFICATION REFERENCE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public