ADDRESS OF NEW OWNER
ANTONIA D. SCIPIO
1018 Clemmons Street
Nashville, Tennessee

SEND TAX BILLS TO
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP-PAR:
119-9-172

BOOK 9970 PG 947

QUITCLAIM DEED

THIS INDENTURE, Made the 27th day of September, 1995, between ***EDDIE EUGENE BEARD, UNMARRIED; RICKY ARNELL BEARD AND WIFE, LATASHA BEARD; AND SHIRLEY ANN FRIERSON, UNMARRIED, BEING THE HEIRS AT LAW OF LEROY BEARD of Nashville, Tennessee****, as party or parties of the first part, hereinafter called Grantor, and* ***ANTONIA D. SCIPIO of Nashville, Tennessee****, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).*

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to GRANTEE all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described property located in Davidson County, Tennessee, to-wit:

> *Land in Davidson County, Tennessee, being Lot No. 5 on the Map of N. D. Overall's Subdivision of the Patterson Lands, of record in Book 421, Page 57, Register's Office for said County, as follows:*
>
> *Beginning at the northeast corner of Clemmons Street and Carter Street, being the southwest corner of said Lot No. 5; thence with the easterly margin of Clemmons Street, northerly 42 feet to the corner of Lots 4 and 5; thence easterly with the line between said two lots, 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 72-1/2 feet to the northerly margin of Carter Street; thence with the northerly margin of said street, westerly 153-1/2 feet to the beginning.*
>
> *Being the same property conveyed to Leroy Beard and wife, Mary Beard by deed from Eddie Taylor and wife, Virginia R. Taylor of record in Book 4347, Page 663, said Register's Office.*
>
> *Said property is commonly known as 1018 Clemmons Street, Nashville, Tennessee.*

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

0157480
IDENTIF. ↑ REFERENCE

96 MAR -6 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5581 03/06 0101 03CHECK 8.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantors:

EDDIE EUGENE BEARD

SHIRLEY ANN FRIERSON

RICKY ARNELL BEARD

LATASHA BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Notary Public

Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 1995, before me personally appeared EDDIE EUGENE BEARD, UNMARRIED; RICKY ARNELL BEARD AND WIFE, LATASHA BEARD; AND SHIRLEY ANN FRIERSON, UNMARRIED, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that theY executed the same as his/her/their free act and deed.

Notary Public

My Commission Expires: March 4, 1996

THIS INSTRUMENT PREPARED BY:
(BASED UPON INFORMATION PROVIDED BY GRANTORS)
THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600

ee\beard.qcd