0177954 33A

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

96 MAY -2 PM 3:17
RECORDED
REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 10037 PG 554

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, we Robert Edward Beaird and Dorothy Ann Beaird, both unmarried, as joint tenants with rights of survivorship, for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 153 on the plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said part of Lot No. 153 which is a corner tract, fronts 51 feet on the southerly margin of Montrose Avenue, formerly Bethel Street and extends back along the westerly margin of 9th Avenue South, formerly Duke Street, 95 feet on the easterly line and 51 feet 9 inches on the southerly line along the northerly margin of an alley and 102.8 feet, more or less, on the westerly line, to a point of intersection.

Being the same property conveyed to Robert Edward Beaird and Dorothy Ann Beaird, both unmarried, as joint tenants with rights of survivorship, by deed from Paul S. Brantley and wife, Lenore Brantley of record in Book 7797, page 890, Register's Office for Davidson County, Tennessee.

Carolyn R. Beaird, wife of Robert Edward Beaird, joins in this conveyance to convey all right, title and interest she may have in the above referenced property including but not limited to her marital rights.

This is improved property known as 901 Montrose Avenue, Nashville, Tennessee 37204.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee unto Dorothy Ann Beaird, unmarried.

WITNESS my hand and seal on this 16th day of April, 1996.

Robert Edward Beaird
Robert Edward Beaird

Dorothy Ann Beaird
Dorothy Ann Beaird

Carolyn Beaird
Carolyn R. Beaird

Mark A. Ellmore, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Edward Beaird and wife, Carolyn R. Beaird and Dorothy Ann Beaird the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 16th day of April, 1996.

1-20-99
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 1996.

11-20-96
My commission expires:

Tammy Ellen Williams
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is —0—, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/ 10037 PG 556

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK A. ELLMORE JR., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 1996.

11-20-96
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS: SEND TAX BILLS TO: MAP/PARCEL

Dorothy Ann Beaird
901 Montrose Avenue
Nashville, Tennessee 37204

SAME

Map 118-1
Parcel 323

7122 96/22 2101 33CHECK 12.00