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

BOOK 10127 PG 217

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

Robert L. Jackson
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of July, 1996.

Lee Ann Edwards
NOTARY PUBLIC

My Commission Expires: 11/26/97

PICK-UP

96 JUL 22 AM 9:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

96 05638
IDENTIFICATION REFERENCE

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Pauline Beard<br>193 Welch Road<br>Nashville, TN 37211 | Same | Map 147-4<br>Parcel 117<br>5DU-09620 |

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, **DWIGHT L. BEARD**, hereinafter called the grantor, by these presents do hereby quitclaim and convey unto **PAULINE BEARD**, hereinafter called the grantee, to her heirs, successors and assigns, any right, title or interest I may have in and to the following described tracts of land:

BEING Lot No. 19 on the plan of Welch Meadows, Section 2, of record in Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dwight L. Beard and wife Pauline Beard, by deed from Gare E. Simmons and wife June Carol Simmons, of record in Book 5328, Page 894, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 5328, Page 894, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

Witness my hand this 17th day of July, 1996.

Dwight L. Beard
Dwight L. Beard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10127 PG 218

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight L. Beard**, 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 19th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11-20-96

7458 07/22 0101 03CHECK 8.00