BOOK 11124 PAGE 599

Box 39-A

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

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

Dwight L Beard
AFFIANT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me this 17 day of Aug, 1996.

NOTARY PUBLIC

My commission expires: 11-20-96

0491376
IDENTIF. # REFERENCE

98 SEP 24 AM 9:41
CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dwight Leoperd Beard P. O. Box 110180 Nashville, TN 37222-0180	Same	119-9-188

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, PAULINE BEARD, now a single person, by these presents do hereby quitclaim and convey unto DWIGHT LEOPERD BEARD, now a single person, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

TRACT 1: LAND in Davidson County, Tennessee, being the south 37 feet of lot No. 15, all of Lot. No 16 and the north 13 feet of Lot 17, on the Map of Parkway Subdivision, of record in Book 974, Page 62, said Register's Office.

SAID Lot and said parts of said lots adjoin and front together 100 feet on the east said of Foster Avenue, formerly Akin Avenue, and run back between lines, from the east margin of said Avenue, as now widened, 186.5 feet on the north lines and 179.3 feet on the south line to a dead line in the rear on which they measure 100 feet.

BEING the same property conveyed to Dwight L. Beard by deed from Ethel Hurt, unmarried, by Ronald K. Nevin, Conservator of record in Book 8519, Page 526, said Register's Office. The said Dwight Leoperd Beard and wife, Pauline Beard, having since been divorced by Final Decree of Divorce on the 30th day of May, 1996, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93D-2697, and this conveyance is a further division of the marital estate pursuant to the terms of the Final Decree of Divorce.

THIS is improved property known as 2808 Foster Avenue, Nashville, Davidson County, Tennessee 37210.

THE said Dwight Leoperd Beard and Dwight Beard and Dwight L. Beard 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 on this the 6/10/96 day of June, 1996.

Pauline Adams Beard
PAULINE BEARD

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this the 10th day of June, 1996.

Sarah Schmidt
NOTARY PUBLIC

My commission expires: 3/25/2000

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