Instr:200002180016471 Page: 1 OF 3
REC'D FOR REC 02/18/2000 10:51:51AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

BOL 37 (Kimmins)

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Allison Caldwell Byrd 400 Ellendale Avenue Nashville, TN 37205	Same	Map 116-11 Parcel 23
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PNJ) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BENJAMIN F. BYRD, JR** ("Grantor") hereby sells and quitclaims to **ALLISON CALDWELL BYRD** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in *Exhibit A* attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 400 Ellendale Avenue, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14 day of February, 2000.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 29, 2003

JAN KING
NOTARY PUBLIC
DAVIDSON COUNTY, TN

0607054.01
012500-000 02/01/2000

Executed this 14th day of February, 2000.

BENJAMIN F. BYRD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jan King the undersigned, a Notary Public in and for said County and State, the within named **Benjamin F. Byrd, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 14th day of February, 2000.

Jan King
NOTARY PUBLIC
My Commission Expires:

JAN KING NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
My Commission Expires March 29, 2003

0607054.01
012500-000 02/01/2000

EXHIBIT "A"

That certain parcel of real estate situated in Davidson County, Tennessee and being further described as follows:

> Being Lots No. 10 and 11, of Block "D" in the subdivision of the Malone property called Honeywood, not of record. Said property fronts 200 feet on the east side of Ellendale Avenue and runs back between parallel lines and with the southerly margin of Malone Avenue 475 feet to the westerly margin of Sunnyside Drive, excepting a small triangle taken for a curve at the northeast corner of Lot 11 for street intersection.

Being the same property conveyed to Benjamin F. Byrd, Jr., and Allison Caldwell Byrd of record in Book 2636, page 324, Davidson County Register's Office.