QUITCLAIM DEED

Instr:200003300031827 Page: 1 OF 2
REC'D FOR REC 03/30/2000 10:46:52AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Rena Beard (NAME)	SAME (NAME)	MAP 150
1408 Forrestal Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GROUP 12A
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 174

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Charlene Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 2000

Christopher M. Connie
Notary Public

MY COMMISSION EXPIRES: 07-28-2001
(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Rodney Emanuel Beard, Sr.,

by these presents do hereby quitclaim my/our interest unto Charlene Rena Beard,

her successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 778 on the Plan of Somerset, Phase V-D, a Planned Unit Development, of record in Plat Book 7900, page 670, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rodney Emanual Beard, Sr., and wife, Charlene Rena Beard, by deed from Phillips Builders, Inc., of record in Book 9562, page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2000 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This instrument was preppared from information furnished by the Grantees and/or Grantors herein and no examination of the public records in the Register's Office for the aforesaid county has been made to determine ownership or status of title.

Property Address: 1408 Forrestal Way, Antioch, TN 37013

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 27th day of March, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rodney E. Beard Sr.
Rodney Emanuel Beard, Sr.

CASTQCDE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Emanuel Beard, Sr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March 2000.

Commission expires 07-23-2001

Christopher M. Canonico
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public