Send tax bills to:
Jimmy L. Bean
609 Anderson Lane
Madison, TN. 37115

Address of New Owner(s):
Jimmy L. Bean
609 Anderson Lane
Madison, TN 37115

Shirley Bean Jones
2701 Grassy Branch Rd.
Sevierville, TN 37876

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

(1) 81-15 224
(2) 53-03 84
Map: (3) 81-12 306
Group: (4) 81-03 258
Parcel:

Improved: X
Unimproved:

QUITCLAIM DEED

Instr:200004250041024 Page: 1 OF 3
REC'D FOR REC 04/25/2000 2:27:58PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, Mark Waynick and Donya Waynick, Co-Trustees, by Shirley Bean Jones and Jimmy Lee Bean, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said **MARK WAYNICK and DONYA WAYNICK, CO-TRUSTEES**, do hereby convey and Quitclaim unto **SHIRLEY BEAN JONES and JIMMY LEE BEAN, as tenants in common**, their heirs and assigns, all of their right, title and interest in and to the following described real estate:

TRACT 1: Land lying in Davidson County, Tennessee being more particularly described as follows:

Being the westerly 23.5 feet of the northerly 75 feet of Lot No. 382 on the Map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, Page 41, Register's Office for said County.

Beginning at a point in the southerly margin of Cockrill Street and the easterly margin of a 16 foot alley, said point being 170 feet westerly of the west margin of 17th Avenue, North, running thence with the southerly margin of Cockrill Street N 52 degrees E 28.5 feet to a point, thence S 38 degrees E 75 feet to the north margin of an alley, thence with the north margin of said alley 28.5 feet to the easterly margin of an alley, thence with said alley N 38 degrees W 75 feet to the point of beginning. All in accordance with the survey and plat by Norris H. Rickerson, August 20, 1945.

Being the same property conveyed to J. O. Bean and wife, Geraldine P. Bean, by Quitclaim Deed of record in Book 7931, Page 340, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 170 of Section "C" on the Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County. Said Lot No. 170 fronts 55 feet on the easterly side of Bryan Street and runs back between parallel lines 60.7 feet to a dead line.

Being the same property conveyed to James O. Bean and wife, Geraldine P. Bean, by Deed of record in Book 1881, Page 480, Register's Office for Davidson County, Tennessee.

TRACT 3: Land lying Davidson County, Tennessee being more particularly described as follows:

Being Lot No. 248 on the Plan of McGavock and Wetmore's First Addition to the City of Nashville called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County. Said Lot No. 248 fronts 42 feet on the east side of Polk Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. O. Bean and wife, Gerald P. Bean, by Deed of record in Book 9250, Page 970, Register's Office for Davidson County, Tennessee.

TRACT 4: Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Noel's Subdivision of Lot No. 23 of Owen's Buena Vista Plan, as of record in Book 57, Page 69, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of 11th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. O. Bean and wife, Geraldine B. Bean, by Deed of record in Book 8334, Page 575, Register's Office for Davidson County, Tennessee. Geraldine B. Bean and Geraldine P. Bean are one and the same person.

J. O. Bean being one and the same person as James O. Bean died testate on December 31, 1997, leaving a Last Will and Testament which is recorded in Will Book 217, Page 414, Probate Court Clerk's Office for Davidson County, Tennessee wherein the said J. O. Bean bequeathed and devised all of his property to his wife, Geraldine Prosser Bean, being one and the same person as Geraldine P. Bean. The said Geraldine Prosser Bean died testate on August 31, 1999, leaving a Last Will and Testament which is of record in Will Book 230, Page 811, Probate Court Clerk's Office for Davidson County, Tennessee. The within described property passed under the residuary estate of Geraldine P. Bean in the said Will, one-half (1/2) in trust to Mark Waynick and Donya Waynick for the benefit of Shirley Elizabeth Bean, being one and the same person as Shirley Bean Jones, and one-half (1/2) in trust to Mark Waynick and Donya Waynick for the benefit of Jimmy Lee Bean. The within conveyance is made for the purpose of distribution of trust principal to the beneficiaries thereof as provided for under the discretionary powers of the Co-Trustees as stated in the Will of Geraldine Prosser Bean.

WITNESS OUR HANDS on this 6th day of April, 2000.

Mark Waynick Co Trustee
MARK WAYNICK, Co-Trustee

Donya Waynick Co Trustee
DONYA WAYNICK, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named MARK WAYNICK and DONYA WAYNICK, Co-Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 6th day of April 2000.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-9-03

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mark Waynick
Affiant

Subscribed and sworn to before me this the 6th day of April, 2000.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-9-03