THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Blvd., Suite 110
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 11/14/00 12:45 2pgs
Fees:10.00 Taxes:0.00
20001114-0112844

THIS INSTRUMENT PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION FOR THE SUM OF TEN ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mildred Beard, a widow,** does hereby transfer, quitclaim and convey unto **Edwin A. Beard and Donald Lee Beard, as joint tenants with right of survivorship** all right, title and interest that she possesses in the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Rains Heights, as of record in Book 2663, page 85, Register's Office for said County.

Said Lot No. 12 fronts 52.5 feet on the southerly margin of Moore Avenue and extends back between lines 140.5 feet on the easterly line, and 142.5 feet on the westerly line to a rear line on which it measures 52.5 feet.

Being the same property conveyed to Thomas E. Beard and wife, Mildred Beard, by deed of record in Book 3067, page 7, Register's Office for Davidson County, Tennessee; the said Thomas E. Beard having since died, the property vests in Mildred Beard as surviving tenant by the entirety.

IN WITNESS WHEREOF, I have hereto set my hand this 14th day of November, 2000.

Mildred Beard
Mildred Beard

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public, in and for the said County and State, Mildred Beard the within named bargainor(s), after first being duly sworn, state that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this the 14th day of November, 2000.

Notary Public
My Commission Expires: 9-25-2004

BLAKE FREEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Mildred Beard
Affiant

Sworn to and subscribed before me this 14th day of November, 2000.

Notary Public

My Commission Expires:

9-25-2004

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ADDRESS NEW OWNER(S):

Edwin A. Beard, ET AL
417 Moore Avenue
Nashville, TN 37203

SEND TAX BILLS TO:

SAME

Map
Parcel

105-11-0 052.00