Davidson County DEEDQC
Recvd: 01/22/02 15:41 2pgs
Fees:12.00 Taxes:0.00
20020122-0008671

FROM

RICHARD DENMAR. BIRD, JR.

TO

ROBERT J. TURNER, TRUSTEE

FROM

ROBERT J. TURNER, TRUSTEE

TO

RICHARD DENMAR BIRD, JR. and WILLIAM RAMSEY TAYLOR

This Instrument Prepared by from information furnished by others:

TURNER LAW OFFICES, P.C.
Robert J. Turner
208 Third Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER:	**SEND TAX BILL:**	**MAP-PARCEL NUMBERS:**
2006 Beechwood Avenue **Nashville, Tennessee 37212**	**Same**	**104-16-185** **24W-11705**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and the sum of One Dollar ($1.00) and for the express purpose of making a reconveyance to create a tenancy by the entirety, I, **RICHARD DENMAR BIRD, JR.**, by these presents do hereby quitclaim all my interest unto Robert J. Turner, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, TN, BEING Lot No. 7 on the Plan of The Estate of Daniel McIntyre, of record in Plan Book 3, Page 30, Chancery Court at Nashville, Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to James Elliot Withers, an unmarried, by deed from Kal Helou, Administrator, C.T.A., of the estate of Nancy Fry, Deceased, of record in Book 9624, Page 580, Register's Office for Davidson County, TN.
>
> This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3, page 30, of record in the Chancery Court of Davidson County, Tennessee.
>
> Being the same property conveyed to Richard D. Bird, Jr., unmarried, by deed of record from James Elliot Withers, unmarried, in the Register's Office for Nashville, Davidson County, Tennessee.

And now, I the said Robert J. Turner, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all my interest unto **RICHARD DENMAR BIRD, JR.** and **WILLIAM RAMSEY TAYLOR,** as Joint tenants with rights of

survivorship, with **RICHARD DENMAR BIRD, JR.** having two thirds (2/3) interest and **WILLIAM RAMSEY TAYLOR** having one-third (1/3) interest, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of January 2002.

Richard Denmar Bird

RICHARD DENMAR BIRD, JR.

Trustee

ROBERT J. TURNER, ESQ., TRUSTEE
Turner Law Offices, P.C.
208 Third Avenue, North, Suite 100
Nashville, TN 37201
(615) 259-2660

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **RICHARD DENMAR BIRD, JR.**, 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 Nashville, Tennessee, this 17th day of January, 2002.

Angela Felts

NOTARY PUBLIC

My commission expires: 11/27/2004

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ROBERT J. TURNER**, 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 Nashville, Tennessee, this 17th day of January, 2002.

Angela Felts

NOTARY PUBLIC

My commission expires: 11/27/2004