48-A

Realty Title FORM No. WD-1

Davidson County DEEDQC
Recvd: 01/31/02 12:12 2pgs
Fees:12.00 Taxes:0.00
20020131-0013762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0-

Sara Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2002.

Diane K. [illegible]
Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., #102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
LaNardo K. Beverly	SunTrust Bank	105-03-0 141.01
(NAME)	(NAME)	
10 Trimble St.	201 Fourth Avenue North, 7th Floor	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Irene H. Watkins, (one and the same as Irene Watkins) heir at law of Hezekiah Humphrey, deceased, and devisee under the will of Lillian White Humphrey, deceased, by these presents, quitclaims and conveys unto LaNardo K. Beverly and wife, Carol D. Beverly, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly or rear parts of Lots Nos. 419 and 420 in Maury & Claiborne's Addition to Nashville, a Plan of which is of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lots Nos. 419 and 420 front together forty-four feet and four inches on the northerly side of Trimble Street and run back between parallel lines and with the easterly margin of an alley, eighty (80) feet to the southerly line of Lot No. 416.

Being the same property conveyed to Hezekiah Humphrey by deed from B. A. Johnson, an unmarried man, of record in Book 1779, Page 240, Register's Office for Davidson County, Tennessee. Hezekiah Humphrey died intestate on or about August 7, 1990, leaving as his heirs at law, Lillian Humphrey, wife, Barbara H. Jackson, daughter, Irene H. Watkins, daughter, and Joe Louis Humphrey, son. Lillian White Humphrey subsequently died testate in 2001 and by will of record in Volume 1765-324042, Probate Clerk's Office for Davidson County, Tennessee, her interest in subject property was devised to Jerry Humphrey, Barbara Jean Jackson, Irene Watkins and Joe Louis Humphrey.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 10 Trimble St., Nashville, TN 37210.

Witness my hand this 7th day of January, 2002.

Irene H. Watkins

Irene H. Watkins

STATE OF NEW JERSEY
COUNTY OF UNION

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Irene H. Watkins, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in PLAINFIELD, NJ, this 7TH day of January, 2002.

Arnold K. Hamm
Notary Public

My Commission expires: _____

ARNOLD K. HAMM
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/13/2002