Davidson County DEEDQC
Recvd: 01/31/02 12:37 2pgs
Fees:12.00 Taxes:0.00
20020131-0013773

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

This instrument was prepared based upon information furnished by the parties. No Warranty of Title, either expressed or implied.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Edwin A. Beard and Donald Lee Beard,** does hereby transfer and convey unto **Mildred Beard, a widow,** all right, title and interest that they possess 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 Edwin A. Beard and Donald Lee Beard, as joint tenants with right of survivorship, by quitclaim deed from Mildred Beard, filed of record at Instrument No. 20001114011284 4, said Register's Office.

IN WITNESS WHEREOF, we have hereto set our hands this 31st day of January, 2002.

Edwin A. Beard

Donald Lee Beard

STATE OF TENNESSEE DAVIDSON COUNTY ss:

On this 31st day of January, 2002, before me personally appeared Edwin A. Beard and Donald Lee Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my and official seal.

Notary Public

KIMBRA R. ROUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 31st day of January, 2002.

Notary Public

KIMBRA R. ROUSH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires OCT. 25, 2003

****

ADDRESS NEW OWNER(S):
Ms. Mildred Beard
417 Moore Avenue
Nashville, TN 37203

SEND TAX BILL TO:
SAME

M & P
105-11-52