Prepared By
Marsha Travis
When Recorded Return To:
Citifinancial
95 Whites Bridge Rd. #104
Nashville TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June 20 02
Deputy Register

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 5th day of June , 2002 ,

by first party, Grantor, Antonio Beard

whose post office address is 1514 Riverside Dr., Nashville, TN 37206

to second party, Grantee, Nyshauna Cox Beard

whose post office address is 3821 Creekwood Cv, Nashville, TN 37206

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

LAND in Davidson County, Tennessee, being Lot No. 69 on the plan of Creekwood North Subdivision, as of record in Book 4675, page 16, Register's Office for said County.

APN: 58-15-90

Being the same property conveyed to the Grantor by Deed recorded in instrument # 20020410 0035680

Davidson County DEEDQC
Recvd: 06/12/02 08:48 2pgs
Fees:12.00 Taxes:0.00
20020612-0071301

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AKAB

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness	Antonio D. Beard Signature of First Party
Print name of Witness	ANTONIO D. BEARD Print name of First Party
Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party

State of Tennessee
County of Davidson
On June 6, 2002 before me, Nyshauna P Travis ,
appeared Antonio Beard
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Nyshauna Travis
Signature of Notary

Affiant _____Known__X__Produced ID
Type of ID Jail - Issued
(Seal)

State of
County of
On before me,
appeared ,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

SEND TAX BILLS TO
NYSHAUNA BEARD
3821 CREEKWOOD CIR
NASHVILLE, TN 37218

Signature of Preparer

Print Name of Preparer

Address of Preparer

AKAB