02-1088

Davidson County DEEDQC
Recvd: 06/27/02 10:15 2pgs
Fees:12.00 Taxes:0.00
20020627-0077360

THIS INSTRUMENT PREPARED BY:
American Title Company, Inc.
125 Glancy Street
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:
Dorothy Ann Beaird
Robert E. Beaird
901 Montrose Ave.
Nashville, TN 37212

Send Tax Bills To:
~~XXXXX~~
BayRock Mtg
11380 S. Bridge Pkwy
Alpharetta, GA 30022

Map and Parcel:
Map 118-1
Parcel 323

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Dorothy Ann Beaird, hereinafter referred to as the "GRANTOR" and Dorothy Ann Beaird and Robert E. Beaird, Tenants in Common, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Dorothy Ann Beaird has this day quitclaimed unto Dorothy Ann Beaird and Robert E.Beaird, Tenants in Common, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 153 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said ounty.

Said part of Lot No. 153 which is a corner tract, fronts 51 feet on the southerly margin of Montrose Avenue, formerly Bethel Street and extends back along the westerly margin of 9th Avenue South, formerly Duke Street, 95 feet on the easterly line and 51 feet 9 inches on the southerly line along the northerly margin of an alley and 102.8 feet, more or less, on the westerly line, to a point of intersection.

Being the same property conveyed to Dorothy Ann Beaird on 04-16-96, by deed from Robert Edward Beaird, filed for record on 05-02-96, in Book 10037, page 554, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

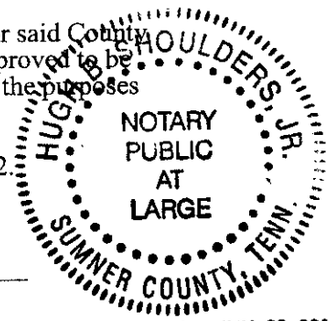
IN Witness Whereof, the undersigned has hereunto set his hand on this the 14th day of June, 2002.

Dorothy Ann Beaird
Dorothy Ann Beaird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Ann Beaird, with which whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of June, 2002.



My Commission Expires JUN. 28, 200

My commission expires: Hugh B. Shoulders, Jr.
NOTARY PUBLIC

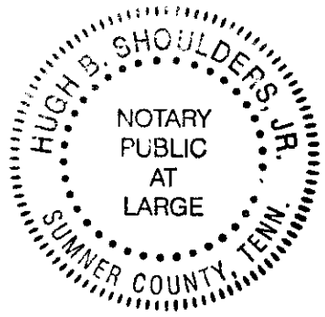
STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS: $0.00

Dorothy Beaird
AFFIANT

Subscribed and sworn to before me this 14th day of June, 2002.

My commission expires: Hugh B Shoulders, Jr.
NOTARY PUBLIC



My Commission Expires JUN. 28, 2005