ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Gregory L. Beard 1511 Jefferson Street Nashville, TN 37208	Same	Map 81-15 Parcels 603 and 604

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand and to convey our interest in the said property, I/We **Kossie Gardner Jr., nka Carthagelius Gardner** *these presents do hereby quitclaim and convey unto* **Gregory L. Beard and wife, Keisha Gardner Beard** *to her/his heirs, successors and assigns, (where the context requires or permits) all of my rights, title and interest in the following described tract or parcel of land located in* **Davidson** *County, Tennessee, to-wit:*

Being part of Lot No. 220 in Harding's Second Addition to Nashville, Tennessee, a plan of which is of record in Book 21, page 58, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 220 fronts 50.9 feet on the southerly side of Jefferson Street, and extends back from said Jefferson Street, to the dividing line 121 ½ feet and refers to Book No. 380, page 368, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kossie Gardner, Jr. by deed from Kossie Gardner, sometimes referred to as K. Gardner, being one and the same person, and wife, Eleanor Gardner, of record as Book 6107, page 705, said Register's Office.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, I the grantor have signed and sealed this deed on this the 16th *day of, July 2002.*

Kossie Gardner, Jr. nka Carthagelius Gardner

Carthagelius Gardner by Keisha Gardner Beard

by: Keisha Gardner Beard, Attorney-in-Fact

Davidson County DEEDQC
Recvd: 07/17/02 15:05 2pgs
Fees:12.00 Taxes:0.00

20020717-0086314

STATE OF
COUNTY OF

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

Affiant

Subscribed and sworn to before me, this 16 *day of July 2002.*

RICHARD MANSON
NOTARY
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

On this the 16th day of July, 2002, before me personally appeared Keisha Gardner Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kossie Gardner Jr., nka Carthagelius Gardner, and who acknowledged that she excuted the same as the free act and deed of the said Kossie Gardner, Jr,. nka Carthagelius Gardner by virtue of that Power of Attorney, duly executed by the said Kossie Gardner, Jr., nka Carthagelius Gardner and appearing of record as Instrument No. 20020717.0086313, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July 2002.

Notary Public

Commission Expires

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 28, 2003

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS BY:
BICENTENNIAL TITLE & ESCROW
1319 Fifth Avenue North
Nashville, Tennessee 37208-2726
(615) 254-1600