Prepared by: Anthony Schumann

Davidson County DEEDQC
Recvd: 02/12/03 10:14 2pgs
Fees:12.00 Taxes:0.00

20030212-0019243

QUITCLAIM DEED

THIS INDENTURE, made the 29 day of January, two thousand three (2003), between Anthony W. Schumann residing at 2329 Revere Place, Nashville,Tennessee 37214 (the "Grantor" or "Seller") and Pat and Gwenn Adams residing at 607 Fatherland Street, Nashville, Tennessee 37206 (the "Grantee" or "Purchaser").

WITNESSETH, that the Grantor, in consideration of [$10.00][Ten Dollars]paid by the Grantee, does hereby remise, release and quitclaim unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT CERTAIN PLOT, piece of parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Village/Town/City of Nashville, County of Davidson, State of Tennessee, bounded and described as:

BEGINNING at a point 1103 McKennie Avenue, Nashville, Tennessee 37206
__Tax ID: 19-083.01-0-277.00, This is an improved single family residence.

AND BEING INTENDED to be the same premises conveyed to the Grantor by Deed from Walter S. Beard dated June 28, 1996 in Deed Book 10118 Page 0000412.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof; Together with the appurtenances and all the estate and rights of the Grantor in and to said premises; To Have And To Hold the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

The words "Grantor" or "Grantee" shall be construed as if they read "Grantors" or "Grantees" whenever the sense of this Indenture so requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed the day and year first above written,

In Presence Of:

_____ (Witness)

_____ (Grantor) Anthony W. Schumann

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

_____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Feb 2003.

_____ Deputy Register

[ACKNOWLEDGEMENT FOR INDIVIDUAL GRANTOR]

STATE OF Tennessee, COUNTY OF Davidson, ss.:

On January 29, 2003, before me Judy S. Schnurbusch personally came Anthony W. Schumann, to me known, and known to me to be the individual described in and who executed the foregoing Quit Claim Deed, and duly acknowledged to me that he executed the same.

_____ [27]

My Commission Expires: Jan. 27, 2007

J. SCHNURBUSCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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RECORD AND RETURN TO:

Send tay bills to:
Ben P. Adams
607 Fatherland St.
Nashville, TN 37206

BOOK 10118 PG 412 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL J. WEBER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat Adams (NAME)	Same as New Owner (NAME)	MAP 83-1
607 Fatherland Street (ADDRESS)	(ADDRESS)	PARCEL 277
Nashville (CITY) TN (STATE) 37206 (ZIP)	(CITY) (STATE) (ZIP)	27W-24600

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter S. Beard and wife, Bessie Mai Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pat Adams and wife, Gwen Adams and Anthony W. Schumann, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Eastland Baptist Church Subdivision of Block "B" and "C" of Young and Wilhoite's Plan of the Douglas Property, as of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 50 feet on the northerly side of McKennie Avenue and runs back 138 feet 6 inches on the westerly line and 139 feet 2 inches on the easterly line to an alley and shows 50 feet on said alley.

BEING the same property conveyed to Walter S. Beard, and wife, Bessie Mai Beard, by deed from Cody E. Richardson, Jr., and wife, Marilyn C. Richardson, of record in Book 7338, Page 789, Register's Office for Davidson County, Tennessee.

Walter S. Beard executes this instrument for and in behalf of Bessie Mai Beard, by authority given him pursuant to a Power of Attorney of record in Book 9922, Page 173, Register's Office for Davidson County, Tennessee.

4226 07/11 0101 03CHECK 223.60

unimproved ( )
This is improved (X) property, known as 1103 McKennie Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & this 28th day of June 19 96

Walter S. Beard
Bessie Mai Beard
By: Walter S. Beard
Walter Step Beard, Attorney-in-fact

First Data Systems, Inc.
1-800-626-5427
DCTN01W 12/88

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