THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly F. Clark and Gina Wallace 806 Northwest 13th Street Bentonville, Arkansas 72712	Same	Map 095-05-0 Parcel 88.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with rights of survivorship, I, Beverly F. Clark, heir at law of Helen Clark, deceased, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

Being Lot No. 18 on the map of the W.C. Moncrief & Co. Inc. subdivision of The Looney land, said tract being an unrecorded subdivision of land, in Goodlettsville, Tennessee.

Said Lot No. 18 fronts seventy-five feet on the easterly margin of the Goodlettsville Pike, and runs back to the right of way of the L. & N. R.R., and measures 506 feet on its southerly margin, 582 feet on its northerly margin and 148 feet along the right of way of the L. & N. R.R..

Being the same property conveyed to W.M. Clark and wife, Helen Clark, by deed from W.C. Moncrief & Company, a corporation, of record in Book 1139, Page 123, Register's Office for Davidson County, Tennessee. The said W.M. Clark aka William Moten Clark having since died on December 27, 1977, survived by his wife, Helen Clark, vesting into her as surviving tenant by the entirety. Helen Clark aka Helen L. Clark aka Helen Louise Clark having since died on May 26, 2000, survived by her daughter, Beverly F. Clark, only child, sole heir at law. The estate of Helen L. Clark having been probated in Davidson County, Tennessee, Probate No. 00P-1310, a testate estate leaving the entire estate to Beverly F. Clark.

This is the same legal description as set forth on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 128 Two Mile Pike, Goodlettsville, Tennessee 37072.

This instrument prepared upon information furnished by the parties and without benefit of title examination.

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

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Beverly F. Clark and Gina Wallace , expressly as joint tenants with rights of survivorship, not as tenants in common, their heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 3rd day of January, 2003.

Davidson County DEEDQC
Recvd: 07/10/03 08:41 2pgs
Fees:17.00 Taxes:0.00
20030710-0095311

Beverly F. Clark
BEVERLY F. CLARK

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Beverly F. Clark, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of January, 2003.

NOTARY PUBLIC

My commission expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of January, 2003.

NOTARY PUBLIC

My commission expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to create a joint tenancy with rights of survivorship.

Gina Wallace
AFFIANT

Sworn to and subscribed before me this 3rd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/24/04