STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant Raymond J. Ochsa

Subscribed and sworn to before me, this 15th day of July, 2003.

My commission expires _____

Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

Davidson County DEEDQC
Recvd: 07/28/03 14:55 2pgs
Fees:12.00 Taxes:0.00
20030728-0105235

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
Richard H. Himes, Jr./Lender's Express Title & Escrow, Inc.
25 Century Blvd, Suite 203
Nashville, TN 37214 270147

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO: |
|---|---|
| NAME:<br>**Jeannie M. Beard** | NAME:<br>FLAGSTAR BANK, FSB |
| STREET ADDRESS:<br>185 McCall Street | STREET ADDRESS:<br>5151 CORPORATE DRIVE |
| ADDRESS: CITY , STATE ZIP, CODE<br>185 McCall Street, Nashville, TN 37211 | LENDER CITY, STATE , ZIP CODE:<br>TROY, MI 48098 |
| MAP & PARCEL NO.:<br>133-02-0-366.00 | Date:<br>June 15th, 2003 |

For And In Consideration Of The Sum Of Ten Dollars, Cash In Hand Paid By The Hereinafter Named Grantee(S), And Other Good And Valuable Considerations, The Receipt Of Which Is Hereby Acknowledged,

**Heirs of the Estate of Kenneth B. Beard, deceased**
**Jeannie M. Beard, widowed**
**Cynthia D. Covell and husband, Eric P. Covell**
**Kenneth Andrew Beard, unmarried**
**Donna J. Beard, unmarried**
**Kimberly Errin Beard, unmarried**

Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto **Jeannie M. Beard, widowed**

Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:
All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 4, on the Plan of McCall Park, as shown by plat of record in Plat Book 3500, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kenneth B. Beard, married, by Deed from Thomas H. Charlton and wife, Betty Jean Charlton, dated 01/16/91, recorded 01/25/91, in Book 8281, Page 606, in the Register's Office of Davidson County, Tennessee.

This Is Improved Property Known As

185 McCall Street
Nashville, TN 37211

K.B. D.B. CC & K.B. gmb

In Witness Whereof, The Party Of The First Part has hereunto set her hand and seal. Dated The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ Jeannie M. Beard {SEAL}
**Jeannie M. Beard**

_____ Cynthia D Covell {SEAL}
**Cynthia D. Covell**

_____ E Covell {SEAL}
**Eric P. Covell**

_____ Kenneth Andrew Beard {SEAL}
**Kenneth Andrew Beard**

_____ Donna J. Beard {SEAL}
**Donna J. Beard**

_____ Kimberly Errin Beard {SEAL}
**Kimberly Errin Beard**

State of Tennessee }
County of Davidson } ss

On this the 15th day of June, 2003, before me, the undersigned Notary Public, personally appeared **Jeannie M. Beard, Cynthia D. Covell, Eric P. Covell, Kenneth Andrew Beard, Donna J. Beard and Kimberly Errin Beard** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

Notary Public
My commission expires _____