This Instrument Prepared by :

LUVELL L. GLANTON
Attorney at Law
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Tara Collier
833 South 6th Street
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
Map 71-16
Parcel 296
20W-32255

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **Theodore H. Beard** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Tara Collier** (Grantee) herein, her successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

BEING Lot B on the plan of the Resubdivision of Lots 393-397, inclusive, of Oakwood Park, as of record in Book 1130, Page 9, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Theodore H. Beard by deed from Charlie B. Naron et ux Dorothy Naron by deed of record in Book 5108, Page 643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 902 Douglas Avenue, Nashville, Davidson County, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 23rd day of December, 2003.

Theodore H Beard
THEODORE H. BEARD

Davidson County DEEDQC
Recvd: 12/29/03 08:33 2pgs
Fees:12.00 Taxes:0.00
20031229-0182841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23rd day of December, 2003, before me personally appeared **THEODORE H. BEARD**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Betty Cherry
NOTARY PUBLIC
My Commission Expires: 1/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Jara Collier
AFFIANT

Sworn to and subscribed before me this 23rd day of Dec, 2003

Mary Ryan Lang
NOTARY PUBLIC
My Commission Expires: 8-22-2005