QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/02/04 15:15 3pgs
Fees:17.00 Taxes:0.00
20041202-0143947

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones & Associates, 1319 Fifth Avenue North, Nashville, TN 37208

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Beard Property Maintenance Inc. **2808 Foster Avenue** **Nashville TN 37210**	**Same**	**119-9-188** **83-7-354**

THIS INDENTURE, Made the 23rd day of April 2004, between **Dwight Leonard Beard a/k/a Dwight Beard,** as party or parties of the first part, hereinafter called Grantor, and **Beard Property Maintenance, Inc.,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being the south 37 feet of Lot. No. 15, all of Lot. No. 16 and the north 13 feet of Lot. No. 17, on the Map of Parkway Subdivision, of record in Book 974, page 62, said Register's Office.

Said Lot and said parts of Lots adjoin and front together 100 feet on the east side of Foster Avenue, formerly Akin Avenue, and run back between lines, from the east margin of said Avenue, as now widened, 186.5 feet on the north lines and 179.3 feet on the south line to a dead line in the rear on which they measure 100 feet.

Being the same property conveyed to Dwight Leonard Beard, a single person, by deeds of record in Book 11124, Page 599, and Book 8519, page 526, said Register's Office.

This is improved property known as 2808 Foster Avenue, Nashville, and Davidson County, Tennessee 37210.

Tract 2:

Land in Davidson County, Tennessee, being Lot. No. 35 on the Plan of Eastland Oaks, Section 11, of record in Book 4860, page 9, said Register's Office.

Said Lot No. 35 fronts 124,28 feet on the northeasterly margin of Dalebrook Court and extends back 192,31 feet on the northwesterly line and 228.93 feet on the easterly line to a point.

Being the same property conveyed to Dwight Leonard Beard, by deed from Pauline Beard, of record in Book 11124, page 597 and by deed from Opportunity house, of record in Book 9837, page 658, said Register's Office.

This is improved property known as 2323 Dalebrook, Nashville, Davidson County, Tennessee 37206.

This is not the principle residence of the grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above Written.

Signed, sealed and delivered by Grantor.

Dwight Leonard Beard a/k/a Dwight Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: Sept 22, 2007

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Dwight Leonard Beard a/k/a Dwight L. Beard, the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April 2004.

Commission expires:

Sept 22, 2007

Notary Public

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007