RETURN TO: Brian Beathard
1486 Woodmont Blvd.
Nashville, TN 37215

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

File in Box 19B
Map: 103-06-0-A
Parcel: 001.00CO

The actual consideration or value, whichever is greater, for this transfer is $37,500.00

Carolyn Clayton
Affiant

Subscribed and sworn to before me this the 27th day of December, 2004.

My Commission Expires: 3/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW 761 OLD HICKORY BLVD., SUITE 301 BRENTWOOD, TENNESSEE 37027

ADDRESS OF NEW OWNER (S):

Paul Beathard
(Name)
246 White Bridge Road, A-9
(Street Address)
Nashville Tennessee 37209
(City) (State) (Zip Code)

SEND TAX BILLS TO:

"New Owner"
(Name)

(Street Address)

(City) (State) (Zip Code)

Davidson County DEEDQC
Recvd: 12/30/04 14:46 2 pgs
Fees:13.00 Taxes:138.75

20041230-0154920

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **I, Brian Beathard, Married,** hereinafter called the **"Grantor"**, do hereby quitclaim all of my right, title and interest to **Paul Beathard and wife, Delores Beathard,** hereinafter called the **"Grantees",** their successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-9, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Brian Beathard Deed from Gerald Cooper and Susan R. Greenbaum, as Co-Trustees of the Gerald Cooper Family Trust, of record in Instrument No. 20040607-0066941, Register's Office for Davidson County, Tennessee.

Being improved property known as 246 White Bridge Road, A-9, Nashville, TN 37209.

Said property is conveyed subject to the restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

The subject property is not now, nor has it ever been, the principal place of residence for the Grantor herein.

IN WITNESS HEREOF, I have hereunto set my hand on this the 27th day of December, 2004.

BRIAN BEATHARD

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 **Brian Beathard,** the 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.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of December, 2004.

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

Notary Public