This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:
RALPH E. BEARD

TO:
MELISSA J. BEARD

Davidson County DEEDQC
Recvd: 02/09/05 14:13 3 pgs
Fees:17.00 Taxes:0.00
20050209-0015224

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
MELISSA J. BEARD 2133 Blair Boulevard Nashville, Tennessee 37212	"SAME"	Map 104-5 Parcel 171 and Map 104-15 Parcel 70

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 04D-3125

Melissa J. Beard
MELISSA J. BEARD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2005.

Susan H. Armor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-06

(AFFIX SEAL)

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **RALPH E. BEARD**, do hereby Quitclaim to **MELISSA J. BEARD**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

BEING the westerly one-half of Lot No. 8 on the Map of R. E. Connell's Subdivision of the northeast part of Lot 23 in Sarah A. Gordon's subdivision, as of record in Book 421, Page 24, said Register's Office.

SAID part of Lot 8 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines 105 ¼ feet to a dead line.

The above described property was conveyed to J.B. Boyd and wife, Sara Elizabeth Boyd by deed from H.B. Jordan and wife, Helen C. Jordan of record in Book 1160, Page 282, Register's Office for said County, the said J.B. Boyd having conveyed his interest to Sara Elizabeth Boyd of record in Book 1733, page 147, said Register's Office and the said Sara Elizabeth Boyd having since died, devising said property to Beverly Jean Boyd Krambeck Glenn and Gary James Krambeck by Will of record in Will Book 140, page 698, Office of the County Court Clerk for Davidson County, Tennessee.

BEING the same property conveyed to Robert H. Beard by deed from Beverly Jean Boyd Krambeck Glenn and Gary James Krambeck and filed for record in Book 5990, Page 481, said Register's Office. Robert H. Beard having since died. Said property now vests in Donna Thoni Beard, wife of Robert H. Beard, and filed in Will Book 175, Page 132, said Probate Office for Davidson County, Tennessee.

BEING the same property conveyed to Ralph E. Beard by Quitclaim Deed from Donna Thoni Beard and filed for record in Book 9280, Page 860, said Register's Office.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 04D-3125

This is improved real property, known as: **2133 Blair Boulevard, Nashville, Tennessee 37212**

LEGAL DESCRIPTION:

BEING a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron rod set, said iron rod being located 797.5 feet in a westerly direction from Twenty-First Avenue South, at the intersection of the westerly property line of the property of Joyce K. White, as of record in Deed Book 5915, Page 45, at the Register's Office for Davidson County, Tennessee and the southerly right-of-way line of Blair Boulevard, 47.5 feet in width;

Thence with the southerly right-of-way line of Blair Boulevard, North 81 Deg 46 Min 02 Sec West, 50.00 feet to a point at a corner common with the property of Ralph E. Beard, as of record in Deed Book 9280, Page 860, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Blair Boulevard with the westerly property line of Ralph E. Beard, South 10 Deg 12 Min 03 Sec West, 105.96 feet to a point in the northerly property line of the property of H.G. Hill Realty Company, as of record in Instrument No. 20011002-0106483, at the Register's Office for Davidson County, Tennessee, also being Lot 1 on the final plat of Twenty-First and Blair Commercial Corner, as of record in Instrument No. 20000911-0089689, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of H.G. Hill Realty Company, North 81 Deg 40 Min 20 Sec West, 18.00 feet to an existing iron rod at the corner common with the property of Raymond E. Goricki and Sara K. Scarlett, as of record in Instrument No. 20011129-130645, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Raymond E. Goricki and Sara K. Scarlett, North 10 Deg 12 Min 05 Sec East, 105.93 feet to a point in the southerly right-of-way line of said Blair Boulevard;

Thence with the southerly right-of-way line of Blair Boulevard, South 81 Deg 46 Min 02 Sec East, 18.00 feet to the point of beginning. Containing 1,906 Square Feet (0.044 Acres more of less).

Being the same property conveyed to Claire B. Beard by deed from R. E. Connell, Trustee of record at Book 1174, page 255, RODC. The said Claire Brown Beard having since died. The Last Will and Testament of Clair Brown Beard, of record in Will Book 114, page 684, Seventh Circuit Court, Probate Division for Davidson County, devised the subject property to Robert H. Beard. The said Claire B. Beard and Clair Brown Beard being one and the same person. The said Robert H. Beard having since died. Being the same property conveyed to the Robert H. Beard Estate by the Last Will and Testament of Robert Howard Beard of record in Will Book 175 page 132, Seventh Circuit Court, Probate Division. Such Will devised the subject property as follows: a life estate in Donna Thoni Beard, with the remainder estate to be created for my son, Ralph Eugene Beard and those children as yet unborn, in equal shares. The said Robert H. Beard and Robert Howard Beard being one and the same person.

Being the same property conveyed to Ralph E. Beard and wife, Melissa J. Beard by Quitclaim Deed from the Estate of Robert H. Beard, Donna Thoni Beard and Ralph E. Beard of record in Instrument No. 20020201-0014474. Donna Thoni Beard conveying all of her life estate interest in and to the Property. Ralph E. Beard conveying all of his remainder interest in the Property.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 04D-3125

This is unimproved real property, **adjacent to 2133 Blair Boulevard, Nashville, Tennessee 37212**

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of February, 2005.

RALPH E. BEARD

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Emily C. Hopkins, a Notary Public in and for said County and State, the within named, RALPH E. BEARD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 7 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3-31-07.
DATE

EMILY C. HOPKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN