QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/17/05 15:25 2 pgs
Fees:12.00 Taxes:0.00
20050217-0018336

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14th DAY OF February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00584CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alicia M. Bird	Same	MAP:104-14 O B
104 Westwood Trace		Parcel:004.00 CO
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Bird Living Trust dated July 12, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

Alicia M. Bird

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 104 Westwood Trace, Nashville, TN 37212

Witness my hand hand on this 14th day of February, 2005

Hannah G. Bird
The Bird Living Trust, Hannah G. Bird, Trustee

Randolph R. Bird - by Hannah G. Bird, Att. in fact
Randolph R. Bird

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before Chad I. Pearman, the undersigned, a Notary Public, in and for said County and State, Hannah G. Bird , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, Hannah G. Bird acknowledged themself to be the Trustee of The Bird Living Trust, the within named barganor, a Trust, and that Hannah G. Bird, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 14th day of February, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 14th day of February, 2005, before me personally appeared Hannah G. Bird to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randolph R. Bird and acknowledged that Hannah G. Bird executed the same as the free act and deed of said Randolph R. Bird.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4 ON THE PLAN OF WESTWOOD TRACE CONDOMINIUM SITE, OF RECORD IN BOOK 6200, PAGE 215, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALICIA BIRD DERRY AND B. ROBERT BIRD BY WARRANTY DEED FROM JAMES H. CLARK AND WIFE, MARY TEMPLE ELLIS CLARK, RECORDED THE 1ST DAY OF OCTOBER, 1996 IN DEED BOOK 10209, PAGE 757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

B. ROBERT BIRD HAVING SINCE DIED IN DAVIDSON COUNTY, THE PROPERTY IS NOW VESTED IN THE BIRD TRUST DATED JULY 12, 2001, HANNAH G. BIRD TRUSTEE, PURSUANT TO THE WILL OF B. ROBERT BIRD, AND ALICIA M. BIRD.

ALICIA BIRD DERRY IS NOW ALICIA M. BIRD.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.