Davidson County DEEDQC
Recvd: 03/02/05 12:17 2 pgs
Fees:12.00 Taxes:0.00
20050302-0022967

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Felix E. Bean 1611 9th Avenue North Nashville, TN 37208	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	081-12-0-166.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, the undersigned, LORI B. FLEMMING, ATTORNEY- IN FACT FOR CHARLIE E. BEAN, (the "Grantor") has bargained and sold, and by these present do transfer and convey unto unto FELIX E. BEAN, GRANTEE, his successors and assigns, forever, all his right, title and interest in and to that certain track of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of McGavock & Westmore's First Addition to Nashville, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 192 fronts 50 feet on the southwesterly margin of Ninth Avenue, North formerly known as Buena Vista St., and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Charlie Bean and wife, Willie Mae Bean, now deceased, by Deed from Danny Neal Batson, unmarried, dated February 10, 1983, recorded February 14, 1983, in Book 6006, Page 851, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1611 9th Avenue North, Nashville, TN 37208.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, and that I have a good right to convey the same.

I further covenant and bind myself, my heirs, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the GRANTOR, LORI B. FLEMMING, Attorney-in-Fact for CHARLIE E. BEAN, has hereunto set his signature on this the 1st day of March, 2005.

Lori B. Flemming, attorney in fact for Charlie E. Bean

LORI B. FLEMMING, ATTORNEY IN FACT FOR CHARLIE E. BEAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 2005, before me personally appeared LORI B. FLEMING, attorney-in-fact, to me known to be the person who executed the foregoing instrument on behalf of CHARLIE E. BEAN, who acknowledged that she executed the same as the free act and deed of the said CHARLIE E. BEAN.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 1st day of March, 2005.

Brenade Maxwell
NOTARY PUBLIC

My commission expires: 01-24-09

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Lori B. Fleming
AFFIANT

SWORN to and subscribed before me, this 1st day of March, 2005.

Brenade Maxwell
NOTARY PUBLIC

My commission expires: 01-24-09

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Fannie J. Harris
Attorney at Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228