This Instrument Prepared by :

Davidson County DEEDQC
Recvd: 04/20/05 09:52 2 pgs
Fees:12.00 Taxes:0.00
20050420-0043810

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Theodore Beard
3939 Apache Trail, Apt. U1
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
Map 71-16
Parcel 296
20W-32255

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **Tara Collier** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Theodore Beard** (Grantee) herein, his successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

BEING Lot B on the plan of the Resubdivision of Lots 393-397, inclusive, of Oakwood Park, as of record in Book 1130, Page 9, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tara Collier by deed from Theodore Beard of record in Instrument No. 20031229-0182841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 902 Douglas Avenue, Nashville, Davidson County, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 20th day of April, 2004.

Tara Collier
TARA COLLIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20th day of April, 2005, before me personally appeared **TARA COLLIER**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Betty Cherry

NOTARY PUBLIC
My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Theodore Beard

THEODORE BEARD

Sworn to and subscribed before me this
20th day of April, 2004.

Betty Cherry

NOTARY PUBLIC
My Commission Expires: 1/27/07