Prepared by: Randle S. Davis, Esq., LASSITER, TIDWELL & HILDEBRAND, PLLC, 150 4th Ave No., #1850, Nashville, TN 37219-2408.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
BETSY LEIGH BEAZLEY	-same-	Map 34-7
2096 E. HILL DRIVE		Parcel 47
MADISON, TN 37115		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF good and valuable considerations (but no monetary value), I, **William Houston Waller, Jr.,** by these presents, do hereby quitclaim and convey unto Betsy Leigh Beazley, her successors and assigns for ever, all of my right, title and interest, in and to the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

(see Exhibit "A" attached hereto and incorporated herein by reference)

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 27 day of April, 2005.

Davidson County DEEDQC
Recvd: 05/03/05 10:57 3 pgs
Fees:17.00 Taxes:0.00
20050503-0049119

William Houston Waller, Jr.

STATE OF ~~GEORGIA~~ TENNESSEE)

COUNTY OF ~~HENRY~~ SUMNER)

The actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me this 27 day of April, 2005.

DAVIDA P. BLACK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 12-04-06

STATE OF GEORGIA)

COUNTY OF HENRY)

Personally appeared before me, Davida P. Black, a Notary Public in and for said County and State, **William Houston Waller**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Sumner County, Tennessee on this the 27th day of April, 2005.

DAVIDA P. BLACK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 12-04-06

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 164 on the Plan of Shepherd Hills, Section 5, as of record in Book 2854, page 119, Register's Office for said County. Said lot No. 164 fronts 170 feet on the northwesterly side of East Hill Drive and extends back 320.4 feet on the northeasterly line and 160.2 feet on the southwesterly line to a dead line, measuring 212 feet thereon.

Being the same real property conveyed to William Houston Waller and wife, Charlene Waller, (William Houston Waller and wife, Charlene Waller being now deceased) by deed of record in Book 3813, page 449, Register's Office for Davidson County, Tennessee. As a result of their death, William Houston Waller, Jr., received a 1/2 ownership interest in the real estate described above by virtue of the laws of descent and distribution. An Affidavit of Inheritance is recorded as **Instrument No. 20050503-0048826**, Register's Office for Davidson County, Tennessee.

This is improved property known as 2100 E. Hill Drive, Madison, Tennessee.