This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-514

Davidson County DEEDQC
Recvd: 12/14/05 08:16 2 pgs
Fees:12.00 Taxes:0.00
20051214-0149894

QUITCLAIM DEED

Address new owner as:
Jeanette Davis
1630 Union Hill Road
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-Parcel
Map 17
Par 21

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sue C. Beachboard and Tyson Davis, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Jeanette Davis, her heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

BEGINNING in the center of the Union Hill Road near a large beech tree in front of where Roy Talley now lives on Old Thompson Place; thence North 4 degrees East 232 feet to a maple tree with poplar pointers; thence North 89 degrees East 475 feet to a stone; thence South 4 degrees West 273 feet to the center of said road: thence with the center of said road, South 89 degrees West 475 feet to the beginning.

INCLUDED but EXCLUDED from this conveyance is a plot of ground conveyed by said Pike et ux to William Pike et u, and now occupied by them as a home, and described as follows:

SAID part so excluded lies in the southwest corner of said tract above described, and fronts 200 feet along the center line of the Union Hill Road and runs back between parallel lines in a northerly direction a distance of 93 feet on the westerly side and a distance of 105 feet on the easterly side and measures 220 feet more or less on the rear. The westerly side of said excluded tract runs along the westerly boundary of the above-described larger tract and the southerly side of same runs along the southerly boundary of above described larger tract.

ALSO INCLUDED, but Excluded is a small tract of land included in conveyance of record in Book 5239, page 590, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Clyde Clement by deed from Bennie J. Pike et ux, of Record in Book 5867 page 730, Register's Office for Davidson County, Tennessee. The said Clyde Clement died Testate and his will was probated under Rule No. 94P-1754 in the Probate Court of Davidson County, Tennessee. Pursuant to the terms of his Will of record in Will Book 194, page 541, Clara Suzanne C. Hudson, Executrix, conveyed said property to Jeanette Davis and Elva Kee King by deed of record in Book 9663, page 547, said Register's Office. By Quitclaim Deed of record in Book 10258, page 503, said Register's Office, Jeanette Davis conveyed her one-half undivided

interest to Sue C. Beachboard. The said Elva Kee King having since died and devised her one-half undivided interest to Jeanette Davis for life with remainder over to Tyson Davis by Will of record in Probate Book 4, page 497, Office of the Clerk and Master for Carroll Count, Tennessee (Instr # 20051209-0148494 RODCT).

This is improved property known as 1630 Union Hill Road, Goodlettsville, Tennessee 37072.

WITNESS our hands this 2ND day of December, 2005

Sue C. Beachboard
SUE C. BEACHBOARD

C. Tyson Davis
TYSON DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sue C. Beachboard and Tyson Davis, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of December, 2005.

Dennis Wright
NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Jeanette Davis
AFFIANT

Subscribed and sworn to before me, this 2ND day of December, 2005.

Dennis Wright
NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.