THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14507SA

Davidson County DEEDQC
Recvd: 01/26/06 11:22 2 pgs
Fees:12.00 Taxes:0.00
20060126-0009951

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank Beasley**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Frank Beasley and wife, Gwendolyn Beasley** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 17 ½ feet of Lot No. 274 and the westerly 15 ½ feet of Lot No. 275 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Southeasterly part of Lot No. 274 and westerly part of Lot No. 275 front together 33 feet on the southerly side of Cannon Street and run back between parallel lines 165 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Donald Sadler and Dennis Sadler, dated July 29, 2005, and recorded August 12, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200508120095855

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 23rd day of January, 2006.

Frank Beasley {Seal}

State of TENNESSEE
County of DAVIDSON

On this the ~~23rd~~ 24th day of January, 2006, before me, the undersigned officer, personally appeared Frank Beasley, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 3/21/09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $ - 0 - which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission expires: 3-21-09

Name of Owner and Property Address:
Frank Beasley and Gwendolyn Beasley
4625 Setter Court
Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Frank Beasley and Gwendolyn Beasley
4625 Setter Court
Nashville, TN 37207

Tax Parcel ID#: 093-16-0-210.00