Davidson County DEEDQC
Recvd: 01/30/06 13:34 2 pgs
Fees:12.00 Taxes:0.00

20060130-0011354

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2050216
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **I, Timothy A. Runner and wife, Geraldine B. Runner,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Rick Beasley, a married man,** all my rights, title and interest in and to the following described real estate, to-wit:

PROPERY ADDRESS: 7205 Wexford Point, Nashville, TN 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 24 on the Plan of Phase I, "Sheffield" on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 79.17 feet on the southerly margin of Wexford Point and extends back 120.00 feet on the westerly line and 113.28 feet on the easterly line to a dead line on the rear measuring 83.64 feet thereon.

Being the same property conveyed to Timothy A. Runner and wife, Geraldine B. Runner from Robert G. Erdelen and Pamela J. Erdelen, husband and wife, by Warranty Deed dated June 6, 2000 and recorded November 10, 2000 in Instrument No. 20001110-0111932, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 6900, pages 10 and 11, Register's Office for Davidson County.

Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 13 day of January 2006.

Timothy A. Runner

Geraldine B. Runner

Geraldine B. Runner

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Charlotte

On this 13 day of January, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy A. Runner and wife, Geraldine B. Runner,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

NOTARY PUBLIC

CAROLYN L. RACCO
Notary Public, State of Florida
My comm. expires Aug. 5, 2006
No. DD 129234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 13TH day of January, 2006.

Notary Public

My Commission Expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tax/Map ID & Parcel
141-15-0-D-24.00CO

New Owners:
Rick Beasley
7205 Wexford Point
Nashville, TN 37221

Send Tax Bills to :
SAME / NEW OWNER