Davidson County DEEDQC
Recvd: 05/02/06 15:28 3 pgs
Fees:17.00 Taxes:0.00
20060502-0050672

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
200 31st Ave., North Suite 100
Nashville, Tennessee 37203
(615) 627-4444

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $$ - 0 -

Minnette Shepard
Affiant

Subscribed and sworn to before me, this 1st day of ~~April~~ May, 2006.

Notary Public
My Commission Expires:

HARRIS A. GILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Address of new owner:

Minnette F. Shepard
3901 Harding Road #302
Nashville, TN 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 103-16-A
Parcel 3 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety pursuant to T.C.A. §66-1-110, Al Shepard hereby quitclaims to his wife, Minnette F. Shepard, all of his interest in the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 1st day of ~~April~~ MAY, 2006.

Al Shepard

By Minnette Shepard
Minnette F. Shepard, attorney-in-fact
under DGPOA of record as instrument # BK 8759 43. RODC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of ~~April~~ May, 2006, before me personally appeared Minnette F. Shepard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Al Shepard, and who acknowledged that such person executed the same as the free act and deed of Al Shepard.

WITNESS my hand, at office, this 1st day of ~~April~~ May, 2006.

My Commission Expires: 1/24/2009

Notary Public

HARRIS A. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 24, 2009

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 302 on the plan of The Rokeby, of record in Book 5060, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to Master Deed and By-Laws, which contain Restrictive Covenants and other matters of record in Book 4829, page 138, as amended, said Register's Office.

Being the same property conveyed to Minnette F. Shepard and spouse, Al Shepard, by deed from Fred V. Lucas and spouse, Rebecca D. Lucas, of record in Book 8759, page 44, said Register's Office.

The last conveyance of record concerning the subject property is a quitclaim deed from Al Shepard and wife, Minnette F. Shepard, conveying to each of Nishan M. Shepard and Renee' Alterman a 16% undivided tenant in common interest in the subject property, which deed is of record in Book 10329, page 483, said Register's Office.

This is improved property known as 3901 Harding Road, #302, Nashville, TN 37205.