THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

Davidson County DEEDQC
Recvd: 05/08/07 15:54 2 pgs
Fees:12.00 Taxes:0.00
20070508-0055419

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map and Parcel No.:
Earl R. Beaudry, Jr. 1604 Woodland Street Nashville, TN 37206	Earl R. Beaudry, Jr. 1604 Woodland Street Nashville, TN 37206	83-10-196 (incorrectly stated 82-10-196 on prior deeds of record)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jonna Beaudry**, by these presents does hereby quitclaim and convey unto **Earl R. Beaudry, Jr.**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being Lot No. 3 on the Map showing the subdivision of the Lindsley Subdivision of the Chadwell Tract, as of record in the Plan Book 2, Page 24 (incorrectly stated page 34 on prior deeds of record), Chancery Court at Nashville.

Said Lot No. 3 fronts 45 feet on the south side of Woodland Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Earl R. Beaudry, Jr. and wife, Jonna Beaudry, by quitclaim deed from James C. Rippy, Sr., and wife, Linda Rippy, of record in Instrument No. 20040518-0058288, Register's Office for Davidson County, Tennessee, dated May 11, 2004. Being the same property conveyed to James C. Rippy, Sr., and wife, Linda Rippy, by warranty deed from Harold Douglas Rippy and wife, Joan Marie Rippy, of record in Book 8013, page 433, Register's Office for Davidson County, Tennessee, dated December 21, 1989.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8 day of May, 2007.

Affiant

Notary Public

My commission expires:
(Affix Seal)

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Affidavit on this 7 day of May, 2007.

Jonna Beaudry

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonna Beaudry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2007.

LEE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 5-6-09