THIS INSTRUMENT PREPARED BY:

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NASHVILLE, TENNESSEE 37219
615-256-6666 615-254-4254-FAX

FROM: Jill T. Beckham ("Grantor")
2011 Sweetbriar Avenue
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 02/05/08 16:26 3 pgs
Fees:17.00 Taxes:0.00
20080205-0012165

TO: Michael T. Beckham ("Grantee")
2011 Sweetbriar Avenue
Nashville, Tennessee 37212

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Michael T. Beckham 2011 Sweetbriar Avenue Nashville, Tennessee 37212	Same	Map 117-3, Parcel 25

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a divorce, I, Jill T. Beckham, by these presents do hereby quitclaim and convey to Michael T. Beckham, his heirs and assigns, my entire undivided interest in and to the following described real property:

Land in Davidson County, Tennessee, being of Lot No. 21 and the westerly 1-1/2 feet of Lot No. 22 on the Plan of the re-subdivision of T.W. Crutcher and Company's subdivision of the Hostettler property, of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING in the southerly margin of Sweetbrier Avenue at a point 500 feet East of the easterly margin of 21st Avenue South, formerly the Hillsboro Road, said point being the corner to Lots Nos. 20 and21; thence with the line between said two lots, southwardly 142-1/2 feet; thence eastwardly 50-1/2 feet; thence southwardly 17 feet to the northwest corner of lot No. 26A; thence with the northerly line of said Lot 26A, eastwardly 11 feet; thence northwardly 160 feet to the southerly margin of Sweetbrier Avenue; thence with said avenue, westwardly 6-1/2 feet to the beginning.

Being the same property conveyed to Michael T. Beckham and wife, Jill T. Beckham, from T. Eric Holcomb and Tim Hill, joint tenants with rights of survivorship, by Warranty Deed of record in Instrument No. 20060906-0110153, dated September 6, 2006, Register's Office

for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, page 71, Register's Office for DAVIDSON County, Tennessee. Ingress and Egress for driveway of record in Book 7403, page 737 and re-recorded in Book 7472, page 939, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This improved property known as 2011 Sweetbriar Avenue, Nashville, Tennessee 37212.

AND NOW, I, the said Jill T. Beckham, do hereby quitclaim and convey unto Michael T. Beckham, his heirs and assigns, all of my interest in the property herein above described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 28th day ~~of~~ January 2008.

Jill T. Beckham, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jamey Ryan, a Notary Public in and for Davidson County, Tennessee, the within named Jill T. Beckham, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 28th day of January 2008.

Jamey Ryan
Notary Public
My Commission Expires: ~~My Commission Expires~~ JULY 5, 2011

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Case # 07D-1422.

Michael T. Beckham

Sworn to and subscribed before me on this 22nd day of January, 2008.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 21, 2009

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.