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This instrument prepared by:
William Lawrence Beard
113 Jefferson Square
Nashville, Tennessee 37215

Record 1st

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
William and Deana Beard	William and Deana Beard	Map/Parcel:
113 Jefferson Square	113 Jefferson Square	131-05-0-A11300CO
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

R# 3126192

(4)

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **William Lawrence Beard, an unmarried man and William Lawrence Beard, Jr. and Deana Marci Beard, husband and wife** by these presents do hereby quitclaim and convey unto the said **William Lawrence Beard, Jr. and Deana Marci Beard, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Co-Owner from Title.

Being the same property conveyed to William Lawrence Beard and William Lawrence Beard, Jr. and Deana Marci Beard, husband and wife by Deed from Ren H. Paty and Nina S. Paty of record as Instrument No. 20050120-0007428, said Register's Office.

This is unimproved (✓) property known as 113 Jefferson Square, Nashville, Tennessee 37215
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 16 day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wm L. Beard

William Lawrence Beard

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Grundy) ss

Personally appeared before me, Arlene Bean, a Notary Public in and for said County and State, **William Lawrence Beard** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Monteagle, Tn this 16 day of Feb., A.D., 2009.

NOTARY STAMP/SEAL

ARLENE BEAN
NOTARY PUBLIC AT LARGE
GRUNDY COUNTY, TENN.

Arlene Bean

NOTARY PUBLIC

Notary Commission Expires: 7-3-12

Arlene Bean

Witness our hand this 11 day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Lawrence Beard, Jr.

Deana Marci Beard

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Kelly M. Haley, a Notary Public in and for said County and State, **William Lawrence Beard, Jr. and Deana Marci Beard** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 11th day of February, A.D., 2009.

NOTARY STAMP/SEAL

Notary Public

Notary Commission Expires:

KELLY MARIE HALEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 6th day of March, 2009.

(Affix Seal)

Affiant

Notary Public

My Commission Expires:

KELLY MARIE HALEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING UNIT NO. C-113 ON THE PLAN OF SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 4675, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4731, PAGE 332 AS AMENDED IN BOOK 5826, PAGE 693, BOOK 8550, PAGE 3. ALL IN SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF JEFFERSON SQUARE, SECTION ONE, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 4731, PAGE 341 AS AMENDED IN BOOK 5676, PAGE 31, BOOK 5700, PAGE 719, BOOK 8036, PAGE 54; BOOK 8057, PAGE 179 AND BOOK 8550, PAGE 973; AND BY-LAWS OF RECORD IN BOOK 8231, PAGE 418 AND BOOK 9276, PAGE 249, ALL IN SAID REGISTER'S OFFICE, ARC INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN, BEING THE SAME PROPERTY CONVEYED TO BEN H. PATY AND WIFE, NINA S. PATY BY DEED FROM REESE L. SMITH, JR. AND HARRY M. ROWLAND, TRUSTEES, OF RECORD IN BOOK 4736, PAGE 736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 8/10/73.

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