Quitclaim Deed

AT-20100074

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Angie McGraham
Affiant

Subscribed and sworn to before me this the 7th day of September, 2010.

April G Nichols
Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Betty O. Byrd	Bank of America, N.A.	083.01-0-220.00
1105 Preston Drive	100 Mallard Creek Road, Suite 250	
Nashville, TN 37206	Louisville, KY 40207	

KNOW ALL MEN BY THESE PRESENTS that **James Q. Byrd (now deceased) and wife, Betty O. Byrd**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Betty O. Byrd** , their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

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

Being Lot No. 16 on the Plan of Rosebank Park, of record in Plat Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Q. Byrd (now deceased) and wife, Betty O. Byrd from Kerry D. Beatty and wife, Lisa Beatty by Warranty Deed dated August 16, 1995 and recorded August 21, 1995 in Book 9768, page 205, Register's Office for Davidson County, Tennessee.

Property address known as: 1105 Preston Drive, Nashville, TN 37206

( ) unimproved
This is (X) improved property known as 1105 Preston Drive, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

BILL GARRETT, Davidson County
Trans:T20100057615 DEEDQC
Recvd: 09/14/10 09:43 2 pgs
Fees:12.00 Taxes:0.00

20100914-0072933

WITNESS my hand this the 7th day of September, 2010.

Betty O. Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Betty O. Bryd, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 7th day of September, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY