BILL GARRETT, Davidson County
Trans:T20100059717 DEEDQC
Recvd: 09/22/10 13:10 2 pgs
Fees:12.00 Taxes:0.00

20100922-0075422

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ -0.00-

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY. THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 21st day of September, 2010.

Notary Public
My commission expires: 02/11/13

03-1009-36737

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James Bearden 312 Van Buren St. Nashville TN 37209	New Owner	082-09-0J 312.00CO

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmie W. Bearden, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Bearden and wife, Julia Bearden, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 312 on the Master Deed establishing The Morgan Park Place Condominiums, A Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, and Instrument No. 20071010-0120740, and 20100622-0048863, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie W. Bearden by deed from Lawrence Bros., LLC, a Tennessee limited liability company, dated December 23, 2008, recorded December 29, 2008, of record in Instrument No. 20081229-0123022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Van Buren St., Nashville, TN 37209

Wherever 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 my hand this 21st day of September 2010.

Jimmie W. Bearden
By: Tracy Diane Bearden, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Diane Bearden, 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 herein contained, and who further acknowledged that she is the attorney in fact for Jimmie W. Bearden, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville TN, this 21st day of September, 2010.

Notary Public

My Commission Expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013