BILL GARRETT, Davidson County
Trans:T20110012017 DEEDQC
Recvd: 02/28/11 14:46 3 pgs
Fees:17.00 Taxes:0.00
20110228-0016027

THIS INSTRUMENT PREPARED BY:
HILARY H. DUKE
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

QUITCLAIM DEED

In compliance with an Agreed Ordered executed by the parties on February 16, 2011, and subsequently filed in the 4th Circuit Court for Davidson County, Tennessee, in Christopher D. Beaver v. Wanda Guffey Beaver, No. 07D-2837, I, WANDA GUFFEY BEAVER, for the sum of One ($1.00) Dollar, cash in hand and other sufficient consideration, hereby convey and quit-claim unto the said CHRISTOPHER D. BEAVER, the following described tract or parcel of land, lying and being situated in Davidson County, State of Tennessee, and being more particularly described as follows,

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Two Pasquo Park, as of record in Plat Book 3600, page 77, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Chris D. Beaver and his wife, Wanda Beaver, May 29, 1997, by deed from Anthony R. Larkins and wife, Teresa Larkins, of record in Book 10474, Page 222 in the Register's Office for Davidson County, Tennessee.
>
> This property is improved property known as 5097 Moss Road, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 25th day of February, 2011.

WANDA GUFFEY BEAVER

STATE OF TENNESSEE]
COUNTY OF Davidson]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WANDA GUFFEY BEAVER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 25th day of February, 2011.

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2013

NOTARY PUBLIC

My Commission Expires: 9-8-2013

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

I hereby swear of affirm that the actual consideration for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me this 25TH day of February, 2011.

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2013

NOTARY PUBLIC

My Commission Expires: _____

****

ADDRESS OF OWNER:

Christopher D. Beaver

5097 Moss Road

Nashville, TN 37221

SEND TAX BILLS TO:

Christopher D. Beaver

5097 Moss Road

Nashville, TN 37221

MAP 115-16

PARCEL 30