ADDRESS NEW OWNER:
Linda Jane Clark West
6426 Henry Ford Drive
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO:
091 11 0 096.00
Map 91-11
Parcel 96

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Rhonda Clark Beard, Grantor**, hereby transfers, by these presents, do remise, release and quitclaim unto, the **Grantee, Linda Jane Clark West,** her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, but expressly reserving a life estate in the Grantor, to wit:

Being the westerly 10 feet of Lot No.704 and all of Lot No.706 of Block No. 103, Plan No. 1, west Nashville, as of record in Book 57, pages 74 and 75, R.O.D.C.

Said part of Lot No.704 and all of Lot No.706 front together 35 feet on the southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley,

Being the same property conveyed to Mrs. Julia Mae Sexton by warranty deed from Ann D. Hadwin of record in Book 4184, page 533, R.O.D.C. **Rhonda Clark Beard** obtained an interest in said property at the death of Julia Mae Sexton on August 10, 2010 as set forth in the affidavit of heirship of record as instrument no. 20130607-0057989 R.O.D.C.

This is improved property, known as: 4803 Illinois Avenue, Nashville, Tennessee, 37209.

WITNESS my hand this the 7 day of June, 2013.

Rhonda Clark Beard

Rhonda Clark Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20130049957 DEEDQC
Recvd: 06/13/13 14:59 2 pgs
Fees:12.00 Taxes:0.00
20130613-0060654

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Linda J. West

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 7th DAY OF June, 2013.

Shannon J. Miller
NOTARY PUBLIC

SHANNON J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Peggy D. Mathes, Esquire
20 Academy Place
Nashville, TN 37210
(615) 251-6968

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shannon Miller, a Notary Public in and for the above County and State, the within named **Rhonda Clark Beard**, the bargainor, with whom I am personally acquainted (or who 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 seal, at the office, this the 6th day of June, 2013.

Shannon J Miller
NOTARY PUBLIC

My Commission Expires: 7-8-2013

SHANNON J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN