THIS INSTRUMENT WAS PREPARED BY:
Michael P. Dolan, Esq.
FRANK & FRANK, PLLC
Suite 300
1102 SEVENTEENTH AVENUE, SOUTH
NASHVILLE, TN 37212

STATE OF ~~TENNESSEE~~ Colo
COUNTY OF ~~DAVIDSON~~ Aukin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August 1995

Barbara Ann Katona
Notary Public

MY COMMISSION EXPIRES: 6-6-98
(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Steven H. Bard 2121 Westwood Avenue Nashville, Tennessee 37212	SAME	104-15-399

BOOK 9910 PG 253

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED J.C. **WYCKOFF, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF STEVEN H. BARD** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN H. BARD**, A SINGLE PERSON, HEREINAFTER CALLED GRANTEE(S) THEIR HEIRS 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 the westerly one-half of Lot No. 56 on the plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 56 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 185 feet to an alley.

BEING the same property conveyed to J.C. Wycoff, Trustee, by Warranty Deed from Dawn Wells (an unmarried person) of record in Book 8629, Page 343, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dawn Elberta Wells (an unmarried person) by deed from Harry M. Rowland and wife, Jane B. Rowland of record in Book 4904, Page 648, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2121 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assign(S) forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 the execution of this instrument on this 9 day of August, 1995.

x J.C. Wyckoff
J.C. Wyckoff, Trustee

0138288
IDENTIF. & REFERENCE

96 JAN -5 AM 9:56
FELIX Z. WILSCHER REGISTER
DAVIDSON COUNTY, TN.

BOOK 9910 PG 254

STATE OF Colo.
COUNTY OF Pitkin

Personally appeared before me, J.C. Wyckoff, a Notary Public in and for said

County and State, the within named J.C. Wyckoff, Trustee of the Revocable Trust Agreement of Steven H. Bard the bargainor(S), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, in her capacity as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of August 1995.

Barbara Ann Katona
Notary Public

Commission expires 6-6-98

BARBARA ANN KATONA NOTARY PUBLIC STATE OF COLORADO

WARRANTY DEED

FROM

J.C. WYCKOFF, TRUSTEE OF THE REVOCABLE TRUST OF STEVEN H. BARD

J.C. Wyckoff

TO

STEVEN H. BARD, A SINGLE PERSON

RETURN TO: Michael P. Dolan, Esq., Frank & Frank (PICK-UP)

c:\-mike.dox\bard.wd

State of Tennessee
County of Davidson
The Actual Consideration or Value, Whichever
Is Greater, For This Transfer Is $-0.00- 57,000.00

S.H. Bard
AFFIANT

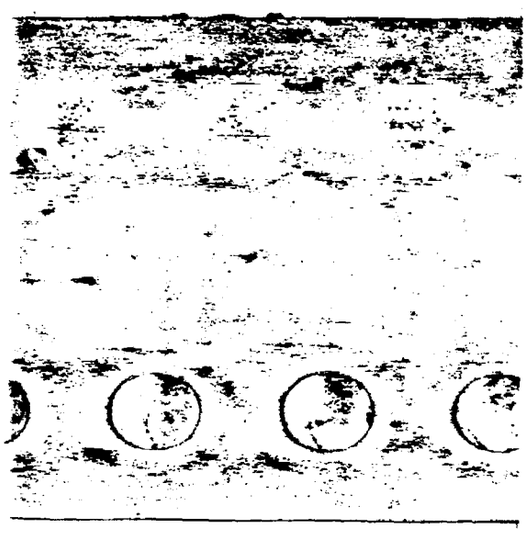
Subscribed and Sworn To Before Me, This The 26th Day of September 1995

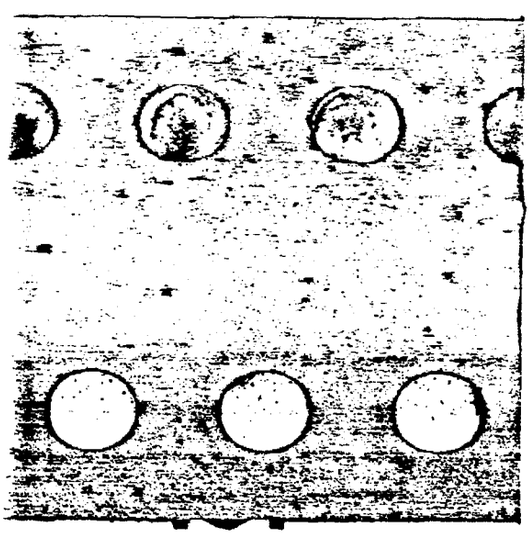
Joan C. Estes
Notary Public

MY COMMISSION EXPIRES 3-11-96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5023 01/05 0101 03CHECK 219.90





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9910 PG 255

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

01/05/96 01 09:58 0001 5023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138288
IDENTIF. # REFERENCE

96 JAN -5 AM 9:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 993375