STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9959 PG 85

The actual consideration for this transfer is $0

Hayes M. Beard
Affiant

Subscribed and sworn to before me this 13th day of Feb., 1996.

David J. Wemmer
Notary Public

My Commission expires: Sept. 13th, 1999

NOTARY PUBLIC AT LARGE
DAVIDSON • RUTHERFORD CO. TENN.

This instrument was prepared by:
Kurt V. Beasley
Suite 104 Winston Place
104 East Park Drive
Brentwood, Tennessee 37027

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
The Hayes and Betsy Beard Revocable Living Trust 6220 Jocelyn Hollow Road Nashville, TN 37205	The Hayes and Betsy Beard Revocable Living Trust Jocelyn Hollow Road Nashville, TN 37205	067-00-0-015.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Hayes and Betsy Beard, 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 bargained and sold, and does hereby convey, remise, release and forever quit claim unto THE HAYES AND BETSY BEARD REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 13th, formerly the 25th, Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, December 23, 1947, and June 10, 1949, as follows:

Beginning at a point in the northerly margin of U.S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R.D. Hyde; thence with the western boundary line of the said Hyde property, north 20 deg 13' west 1570 feet to a point and north 21 deg. 12' west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53 deg. 02' west 336.3 feet to a point, south 62 deg. 08' west 451.1 feet to a point, and south 37 deg 39' west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to Douglas McDonald; thence with the eastern boundary line of said McDonald's property, south 22 deg 11' east 583.4 feet to a point and south 19 deg 29' east 1058 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence with the northern boundary line of the property owned by McDonald and H.M. Beard, north 62 deg 06' east 444 feet to Beard's northeast corner; thence with the eastern boundary line of said Beard's tract of land, south 19 deg 22' east 327 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said highway, north 62 deg 06' east 486 feet to the beginning, containing 39 acres, more or less.

This being the same property 1/2 interest was conveyed to Hayes M. Beard from Elizabeth Beard, a widow, of record in Deed Book 2965 Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This instrument and the interest hereby released and quit claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13 day of February 19 96.

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Hayes M. Beard
Hayes M. Beard

Betsy H. Beard
Betsy H. Beard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hayes and Betsy Beard with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13th day of Feb., 1996.

David M. Woodall
Notary Public, State of Tennessee

My Commission Expires: Sept. 15th 1999

NOTARY PUBLIC AT LARGE RUTHERFORD CO.

0154082
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 2:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1952 02/27 0101 03CHECK 8.00