STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 W. Wemmer
Notary Public

My Commission expires: Sept. 13th 1999

NOTARY PUBLIC LARGE CO. TENN. JR. RUTHERFORD CO.

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	The Hayes and Betsy Beard Revocable Living Trust	81.12 - 441
6220 Jocelyn Hollow Road Nashville, TN 37205	Jocelyn Hollow Road Nashville, TN 37205	92.8 - 119

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:

Two Tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being Lot No. 38 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 38 fronts 50 feet on the westerly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 160 feet to an alley. Said property was devised to Hannah Kirshner by will of William Kirshner, deceased, or record in Will Book 73, page 390, County Court for said County, and designated pursuant to the provisions of the said will by instrument of record in Book 3437, page 27, Register's Office for said County.

Tract No. 2: Being Lot No. 39 on the Plan of John R. Hudson's Addition to Nashville, as of record in Book 21, page 136, Register's Office for said County. Said Lot No. 39 fronts 58 feet on the easterly side of 18th Avenue North formerly Bostick Street, and runs back between parallel line 150 feet to an alley. Being part of the real property devised to Hannah Kirshner by will of William Kirshner, deceased, dated August 12, 1954, probated October 24, 1960 and record in Will Book 73, Page 390, County Court for said County, and as set out in instrument of record in Book 3610, page 347. Register's Office for said County.

This being the same property conveyed to Hayes M. Beard and wife Betsy H. Beard, from Hannah Kirshner, a widow, of record in Deed Book 4998 Page 763, 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 Feb, 19 96

BOOK 9959 PG 90

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 B. Womack
Notary Public, State of Tennessee

My Commission Expires: Sept. 13th, 1999

DAVID B. WOMACK, JR. NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

0154084
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 2:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1954 02/27 0101 03CHECK 8.00