BOX 19B

G#95-2-4

MAP 132-13, PARCEL 037

FROM
PAUL STEVEN BEARD

FROM
ANGELA BATSON, TRUSTEE

A N D

TO
ANGELA BATSON, TRUSTEE

TO
PAUL STEVEN BEARD AND ROBBIN K. NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10396 PG 470

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 27th day of March, 1997.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW.
761 Old Hickory Blvd, Suite 102, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
PAUL STEVEN BEARD ETUX (Name)	GREAT WESTERN MORTGAGE CORP., D/B/A SIERRA WESTERN (Name) MORTGAGE
945 Robertson Academy Road (Street Address)	9451 Corbin Avenue (Street Address)
Nashville, Tennessee 37220 (City) (State) (Zip Code)	Northridge, CA 91324 (City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety in **PAUL STEVEN BEARD AND WIFE, ROBBIN K. NELSON**, We, **PAUL STEVEN BEARD AND ROBBIN K. NELSON**, by these presents do hereby quitclaim and convey unto **ANGELA BATSON, TRUSTEE**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oak Hill Valley Subdivision, of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Paul Steven Beard, by Deed from Ira E. Cravens and spouse Ruth P. Cravens, of record in Book 9596, Page 663, Register's Office for Davidson County, Tennessee.

ROBBIN K. NELSON, spouse of the above named Paul Steven Beard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS is improved property, known as 945 Robertson Academy Road, Nashville, TN 37220.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

AND NOW, I, the said **ANGELA BATSON, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **PAUL STEVEN BEARD AND WIFE, ROBBIN K. NELSON**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of March, 1997.

PAUL STEVEN BEARD

ROBBIN K. NELSON

ANGELA BATSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **PAUL STEVEN BEARD AND WIFE, ROBBIN K. NELSON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

3036 03/31 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **ANGELA BATSON, TRUSTEE**, the bargainor, with whom I am personally acquainted (or 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 official seal at Brentwood, Tennessee, this 27th day of March, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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THIS INSTRUMENT HAS BEEN PREPARED BY PETER WEISS, ATTORNEY AT LAW, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT THE SAID PETER WEISS, ATTORNEY AT LAW HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

97 MAR 31 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0288548