TRUSTEE'S DEED

This Instrument prepared by:
Bonnie Garrison
K. E. L. Title Insurance Agency, Inc.
1301 W. Colonial Dr.
Orlando, Florida 32804
File Number: T-982
Parcel ID No: 115-16-0-023

Davidson County DEEDQC
Recvd: 07/13/05 15:13 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20050713-0081334

Made this 16th day of June 2005 A.D., by and between **Hayes Beard and Betsy Beard, Trustees of the Hayes and Betsy Beard Revocable Living Trust,** dated February 13, 1996, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage dispose of said property, hereinafter refer to as the grantor, and **Hayes Beard and Betsy Beard, husband and wife,** as **tenants by the entirety**, whose post offfice address is: 6220 Jocelyn Hollow Road, Nashville, Tenessee 37205, hereinafter refer to as the grantee.

Witnesseth: That the said party of the first part, for and in consideration of $10.00 cash and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell aliened, released, remised and conveyed, unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in Davidson County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title., interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

The Grantor, does hereby covenant with the grantee that the Grantor has not made, done, or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever, and further that the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James Gardner
Witness JAMES GARDNER

Printed Name

Cindee Williams
Witness Cindee Williams

Printed Name

Hayes Beard, Trustee
Hayes Beard,Trustee

Betsy Beard, Trustee
Betsy Beard, Trustee

RE-RECORD

Davidson County DEEDWARR
Recvd: 08/16/05 15:47 3 pgs
Fees:17.00 Taxes:0.00
20050816-0097196

THIS INSTRUMENT IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION WHICH WAS OMITTED WHEN RECORDED.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Hayes Beard and Betsy Beard, Trustee of the Hayes and Betsy Beard Revocable Living Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be within named person(s) and that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 16th day of June, 2005.

Kimberly Brownlow

Notary Public

My commission expires: May 30, 2007

KIMBERLY BROWNLOW Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Hayes Beard

Hayes Beard, Indiviually

Betsy Beard

Betsy Beard, Individually

Subscribed and sworn before me this the 16th day of June, 2005.

Kimberly Brownlow

Notary Public

My commission expires: May 30, 2007

KIMBERLY BROWNLOW Notary Public At Large DAVIDSON COUNTY, TENN.

Property Address: 6220 Jocelyn Hollow Road
Nashville, Tennessee 37205

Owner's Name and Address and Send Taxes to: Hayes Beard
6220 Jocelyn Hollow Road
Nashville, Tennessee 37205

Parcel Number: 115-16-0-023

Exhibit "A"

Being Lot No. 70 on the Plan of West Meade Farms, Incorporated, Section "D", as recorded in Book 1835, Pages 40 and 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 front 205 feet on the northerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line.

This being the same property conveyed to The Hayes and Betsy Beard Revocable Living Trust from Hayes and Betsy Beard, dated 2/13/1996, of record and Deed Book 9959, Page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made.