Davidson County DEEDWARR
Recvd: 01/06/06 09:01 2 pgs
Fees:13.00 Taxes:221.08
20060106-0001984

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $159,750.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2005.

Notary Public

My commission expires: 11/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Juanita Graves	**First Franklin, a division of National City Bank of Indiana**	**053-12-259.00**
128 Hamblen Avenue	**320 Seven Springs Way #200**	
Old Hickory, TN 37138	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Laura M. Beard, Trustee of the Laura M. Beard Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juanita Graves, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2 of the Re-subdivision of Lots No. 22, 23 and 24 Block "C", C. S. Sliger Propery, of record in Book 9700, page 626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura M. Beard, Trustee, by Quitclaim Deed from Laura M. Beard, of record in Instrument No. 20040615-0070429, Register's Office for Davidson County, Tennessee. See also Deed of record in Book 11722, page 407-409, said Register's Office.

This is improved (_X_) Unimproved (____) property, known as **128 Hamblen Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 27th day of December, 2005.

Laura M. Beard, Trustee
Laura M. Beard, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Laura M. Beard, Trustee of The Laura M. Beard Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of The Laura M. Beard Revocable Living Trust , the within bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing **Laura M. Beard, Trustee** as Trustee of The Laura M. Beard Revocable Living Trust.

Witness my hand, at office, this **27th** day of **December, 2005.**

Robin R. Keller

Notary Public

My Commission Expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County