THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 05/31/06 15:24 3 pgs
Fees:18.00 Taxes:646.39
20060531-0064077

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $174,700.00.

Howart T. Beard
AFFIANT

Subscribed and sworn to before me this 19 day of May, 2006.

Dan R. Cobb
Notary Public

My Commission Expires:
7/2/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Howart Turner Beard, Trustee 809 General George Patton Road Nashville, TN 37221	Suntrust Mortgage, Inc. 201 4th Ave.N/7th Floor Nashville, TN 37219	Map 142-9-B Parcel 809.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara G. Smith, a married person; Robert F. Gray, a married person; and Ronnie E. Gray, a married person, each owning a one-third (1/3) undivided interest as tenants in common** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Howart Turner Beard and Wilma Jean Wright Beard, trustees, and any successor trustees thereto, of the Turner and Wilma Beard Family Revocable Trust U/A/D/ December 7, 2005, its successors and assigns** (herein referred to as "Grantee"), a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennesse, described as follows, to-wit:

UNIT NO. 809, together with the Carport designated as 809-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page

248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Barbara G. Smith, Robert F. Gray and Ronnie E. Gray by deed from Barbara G. Smith, Robert F. Gray and Ronnie E. Gray, trustees U/A/D February 20, 2001 of the Frances T. Gray 2001 Revocable Trust, of record in Instrument No. 20060113-0005676, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 809 General George Patton Road, Nashville, Tennessee 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable which have been prorated the payment of which is assumed by the Grantee;

2. Subject to all matters as shown on plat of record in Plat Book 5200, Pages 134, 145 and 146, Register's Office for Davidson County, Tennessee;

3. Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee;

4. By-Laws of record in Book 5410, Page 260, Register's Office for Davidson County, Tennessee;

5. Conveyance to South Central Bell of record in Book 4755, Page 721, Book 4861, Page 763, Register's Office for Davidson County, Tennessee; and

6. Rights of others in and to the cemetery located on the subject property and the rights of ingress and egress thereto.

This property is investment property and has never been used as the principal residence of any Grantor or the Spouse of any Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomever.

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 our hand this 19 day of May, 2006.

Barbara G. Smith

Robert F. Gray

Ronnie E. Gray

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 bargainors, **Barbara G. Smith, Robert F. Gray and Ronnie E. Gray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 2006.

Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/4/07