This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 03/12/07 14:36 3 pgs
Fees:17.00 Taxes:0.00
20070312-0030292

New Owner	Send Tax Bills To:	Property Identification
Betsy H. Beard 6220 Jocelyn Hollow Road Nashville, TN 37205	-same-	115-16-0-023.00

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE HAYES AND BETSY BEARD REVOCABLE LIVING TRUST, acting through its sole Trustee, Betsy H. Beard (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to BETSY H. BEARD (the "Grantee"), her heirs, successors and assign forever, the following land in Davidson County, Tennessee, to wit:

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

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

BEING the same property conveyed to The Hayes and Betsy Beard Revocable Living Trust by deed of record at Book 9959, page 87, Register's Office of Davidson County, Tennessee.

The sole incumbent trustee of The Hayes and Betsy Beard Revocable Trust is Betsy H. Beard, Hayes M. Beard having died on June 17, 2006.

This property is subject to current year's taxes and such matters affecting and encumbering it as may appear of record.

This is improved property known generally as 6220 Jocelyn Hollow Road, Nashville, Tennessee 37205.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 9th day of March, 2007.

THE HAYES AND BETSY
BEARD REVOCABLE LIVING TRUST

By: Betsy H. Beard Trustee
Betsy H. Beard, Trustee

a:\b125tgj

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, Dawn E. Wright, a Notary Public in and for aforesaid County and State, personally appeared BETSY H. BEARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of the Hayes and Betsy Beard Revocable Living Trust, the within named bargainor, a trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of March, 2007.

Dawn E. Wright
NOTARY PUBLIC

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires:

5-24-08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Ruby H. Beard
Affiant

Sworn to and subscribed before me,
this the 9th day of March, 2007.

Dawn E. Wright
NOTARY PUBLIC

My commission expires: 5-24-08

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON