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
20070312-0030293

New Owner	Send Tax Bills To:	Property Identification
Betsy H. Beard 6220 Jocelyn Hollow Road Nashville, TN 37205	-same-	067-00-0-014.00

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:

A one half (½) undivided interest in the following real estate situated generally in Davidson County, Tennessee,

BEING a lot fronting 200' on the new Hydes Ferry Pike and running back between parallel lines 327' 7" and containing 1 ½ acres, more or less. The said 200' frontage lies Easterly from the Westerly property line of Mrs. Mary D. Foster at its intersection with the Northerly right of way line of the new Hydes Ferry Pike and is more particularly described, as follows:

Beginning at the intersection of the property line between Foster and McDonald, which is Foster's West property line and McDonald's East property line, and the Northerly right of way line of the new Hydes Ferry Pike, and running North 15 deg West along said property line 327' 7"; thence North 66 deg 7' East 200'; thence South 15 deg - 0' East 327' 7" to the Northerly right of way line of the new Hydes Ferry Pike; and thence South 66 deg - 7' West 200' to the beginning and containing 1 ½ acres, more or less.

BEING the same property conveyed to The Hayes and Betsy Beard Revocable Living Trust by deed of record at Book 9959, page 83, Register's Office of Davidson County, Tennessee. The intent of said deed was clarified by that certain Declaration of Intention of record as Instrument #20010220-0015790, Register's Office for 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 5258 Ashland City Highway, Nashville, Tennessee.

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:\b125tga

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-.

Betsy 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