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
20070312-0030294

New Owner	Send Tax Bills To:	Property Identification
Betsy H. Beard 6220 Jocelyn Hollow Road Nashville, TN 37205	-same-	067-00-0-015.00

Q U I T - C L A I M D E E D

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,

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, December 23, 1847, and June 10, 1949, as follows:

Beginning at a point in the northerly margin of U. S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R. D. Hyde; thence with the western boundary line of the said Hyde property, north 20 deg 13' west 1570 feet to a point and north 21 deg. 12' west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53 deg 02' west 336.3 feet to a point, south 62 deg 08' west 451.1 feet to a point, and south 37 deg 39' west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to

Douglas McDonald; thence with the eastern boundary line of said McDonald's property, south 22 deg. 11' east 583.4 feet to a point and south 19 deg 29' east 1058 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence with the northern boundary line of the property owned by McDonald and H. M. Beard, north 62 deg 06' east 444 feet to Beard's northeast corner; thence with the eastern boundary line of said Beard's tract of land, south 19 deg 22' east 327 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said highway, north 62 deg 06' east 486 feet to the beginning, containing 39 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 85, 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 5250 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:\b125tgc

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

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

My commission expires: 5-24-08