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
20070312-0030295

New Owner	Send Tax Bills To:	Property Identification
Betsy H. Beard 6220 Jocelyn Hollow Road Nashville, TN 37205	-same-	014-00-0-010.00

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 tract of land in the 14th Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, County, Surveyor, dated August 24, 1948, as follows: BEGINNING at a point in the center line of Old Clarksville Road at the southwest corner of a .95 acre tract conveyed to J. H. Keel by deed from Clarence Moore and wife, of record in Book 1641, page 609, Register's Office for said county; thence along the center of said road north 75 deg 45' west 277.9 ft to the center line intersection of said road with Harper Road; thence along the center line of Harper Road north 5 deg 58' east 582.7 ft. to the center of said road with U. S. Highway No. 112; thence along the center of said Highway as follows: south 50 deg 22' east 123.3 ft; south 51 deg 42' east 100 feet; south 53 deg 01' east 100 feet; south 53 deg 49' east 100 ft; south 54 deg 37' east 57.8 ft to the northwest corner of a 2 acre tract conveyed to Glenn Short and wife, by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office; thence along Short & Keel's westerly line south 25 deg 51' west 361.1 ft. to the beginning, containing

3.9 acres.

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 7000 Harper Road, Joelton, 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

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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