This Instrument Prepared by
BROKERS ESCROW SERVICES, INC.
P. O. BOX 140255
211 DONELSON PIKE, SUITE 2
NASHVILLE, TENNESSEE 37214

Send tax bill to new owner:
Raymond Beard and Wife, Judy F. Beard
4808 Linbar Drive
Nashville, Tennessee 37211

Davidson County DEEDQC
Recvd: 03/21/11 14:43 2 pgs
Fees:12.00 Taxes:0.00
20110321-0022047

MAP 134-13
PARCEL 117

***"Prepared by information provided by the parties hereto, without benefit of a title examination"***

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of creating a remainder interest in Reba Kay Otto and Dale Ray Beard, We, **Raymond Beard and Wife, Judy F. Beard, retaining a life estate,** grant and convey unto **Reba Kay Otto and Dale Ray Beard**, their heirs and assigns, a remainder interest, each having a one-half (1/2) undivided interest as tenants in common, in the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35, and 36, Register's Office for said County.

Said Lot No. 201 fronts 85 feet on the easterly side of Linbar Drive and extends back 146.2 feet on the northerly line and 102.6 feet on the southerly line to a dead line, measuring 68 feet thereon.

Being the same property conveyed to Raymond Beard and Wife, Judy F. Beard by deed from Royal L. Robinson, Sr. and Wife, El Vera E. Robinson of record in Book 4373, page 356, Register's Office for Davidson County.

Improved property commonly known as: 4808 Linbar Drive, Nashville, Tennessee, 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of March, 2011.

Raymond Beard 3-21-2011
Raymond Beard

Judy F. Beard
Judy F. Beard

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 Raymond Beard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of March, 2011.

Toni Waynick
Notary Public
My commission expires:

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 24, 2012

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 Judy F. Beard, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of March, 2011.

Toni Waynick
Notary Public
My commission expires:

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 24, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Raymond Beard 3-21-2011
Affiant

Judy F. Beard
Affiant

Subscribed and sworn to before me this 21st day of March, 2011.

Toni Waynick
Notary Public
My Commission Expires:

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 24, 2012

CERTIFICATION
I, Toni Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick
Toni Waynick

State of Tennessee;County of Davidson
On this 21st day of March, 2011, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011