THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00 Dwight L Beard Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2011 Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beard Property Maintenance Inc	New owner	MAP 119-09-0
2812 Foster Avenue		PARCEL 190.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary L. Powers and Mildred E. Moore and Kristal Boone Esq., Guardian for Heirs of Juanita Spears and Wanda Gayle Spears**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beard Property Maintenance Inc**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 37 feet on the Lot No. 19, all of Lot No. 20 and the northerly 13 feet of Lot No. 21 on the Map of Parkway Subdivision of record in Plat Book 974, page 62, Registers office for Davidson County, Tennessee.

Said lot and parts of lots adjoin and front together 100 feet on the easterly side of Foster Avenue, formerly akin Avenue, as now widened and located, and run back between lines 173.5 feet more or less on the north line of said part of Lot 19, and 167.1 feet more or less on the south line of said part of Lot No. 21, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Mary Lucille Powers, Jr., Juanita Spears and Mildred Ernestine Moore, with a life estate reserved to Joe W. Sawyer, of record in Book 4992, page 560, Registers office for Davidson County, Tennessee, dated March 24, 1975. The said Joe W. Sawyer is now deceased. The said Juanita Spears is now deceased. The heirs at law of Juanita Spears are James Thomas Spears, Golden Ray Spears, Billy D. Spears and Wanda Gayle Spears as affirmed in the pleadings filed in the Chancery Court for Davidson County, Tennessee in the case of Mary L. Powers and Mildred E. Moore v James Thomas Spears, Billy D. Spears, Golden Ray Spears and the unknown heirs of Wanda Gayle Spears

By order of the Davidson County Chancery Court in Docket No. 11-0200-IV, Kristal Boone, Esquire was appointed Guardian and authorized to convey the interests of Billy D. Spears, James Thomas Spears, Golden Ray Spears, being the heirs at law of Juanita Spears and the unknown heirs of Wanda Gayle Spears.

BILL GARRETT, Davidson County
Trans:T20110070479 DEEDWARR
Recvd: 11/08/11 11:03 3 pgs
Fees:18.00 Taxes:370.00
20111108-0087278

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2812 Foster Avenue, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 13 day of ~~September~~ October, 2011.

Mary L Powers
by Joe L Powers, Attorney in Fact
Mary L. Powers
BY: Joe L. Powers, Attorney in Fact

Mildred E Moore
by Joe L Powers, Attorney in Fact
Mildred E. Moore,
BY: Joe L. Powers, Attorney in Fact

Kristal Boone, Esq., Guardian for the
Unknown Heirs of Wanda Gayle Spears

Billy D. Spears
BY: Kristal Boone, Esq., Guardian

James Thomas Spears
BY: Kristal Boone, Esq., Guardian

Golden Ray Spears
BY: Kristal Boone, Esq., Guardian

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 Joe L. Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mary L. Powers and Mildred E. Moore as their attorney in fact, as the free act and deed of the within named Mary L. Powers and Mildred E. Moore

Witness my hand and official seal at Nashville, TN this 8th day of September.

My commission expires:
May 8. 2012

NOTARY PUBLIC

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 Kristal Boone, Esq., with whom I am personally acquainted (or proved to me on the basis of satisfactory evident) and who acknowledged that she executed the within instrument as Guardian on behalf of Billy D,. Spears, James Thomas Spears, Golden Ray Spears, and the Unknown Heirs of Wanda Gayle Spears.

Witness my hand and official sear at Nashville, TN this 13 day of October, 2011.

NOTARY PUBLIC

My commission expires:
May 8. 2012

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN