BILL GARRETT, Davidson County
Trans:T20130069724 DEEDQC
Recvd: 08/13/13 15:24 2 pgs
Fees:12.00 Taxes:0.00
20130813-0085070

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Charles Macy Beard, Trustee
Trust A U/A dated 10-10-2000
9021 Highway 100
Nashville, TN 37221

Send Tax Bills To:
Same

Map and Parcel No.
Map 168
Parcel 77.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles Macy Beard**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees, Trust A U/A dated October 10, 2000,** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made May 7, 1956, by S.H. Hutchison, as follows:

Beginning on the southerly margin of U.S. Highway No. 100 at a stake, the northeast corner of the property conveyed to T.H. Austin and wife, by deed from J.N. Smith and wife, of record in Book 1102, page 59, Register's Office for said County; thence with said Highway North 73° 30' East 150 feet to a stake in fence; thence South 17° East 233 feet to a stake in fence; thence South 76° 30' West 150 feet to Austin's easterly line; thence with said line, North 17° West 225 feet to the beginning, containing 11/16 of an acre; more or less.

Being the same property conveyed to **Charles Macy Beard and wife, Louise Beard,** by Warranty Deed from **Clarence Stinson and wife, Virginia Stinson**, dated May 18, 1956, of record in Book 2539, Page 557, Davidson County, Tennessee. **Louise Beard** died on June 4, 2013, resulting in the property vesting in **Charles Macy Beard** as surviving tenant by the entirety.

This is improved property known as **9021 Highway 100, Nashville, Tennessee 37221.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of August, 2013.

Charles Macy Beard

Charles Macy Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Charles Macy Beard**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Charles Macy Beard

Affiant

Sworn to and subscribed to before me, this the 12th day of August, 2013.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY