BILL GARRETT, Davidson County
Trans:T20130100368 DEEDWARR
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Fees:17.00 Taxes:0.00
20131127-0121664

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.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Charles Macy Beard, Co-Trustee
Lisa Ann Kinnie, Co-Trustee
The Beard Family Trust U/A dated
October 10, 2000

Send tax notice to: 9021 Highway 100
Nashville, Tennessee 37221

Map Parcel Number: Map 168, Parcel 76

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Charles Macy Beard, Limited Executor for the Estate of Louise A. Beard, Davidson County Seventh Circuit Probate Division Docket Number 13P-1373, pursuant to an Order of Probate for Muniment of Title entered on September 25, 2013, and recorded in Davidson County Register of Deeds Instrument No. 20131021-0109748, and in order to carry out the provisions of the Tennessee laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Homer Milton Austin do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to the Grantee, Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees of The Beard Family Trust U/A dated October 10, 2000, their heirs and assigns, as Tenant in Common, a fifty percent (50%) interest in the following described real property located in Davidson County, Tennessee:

BEGINNING at a stake in what was formerly the Old Nashville and Centerville Road, now state Highway No. 100 and in the north boundary line of a tract of 52 1/2 acres purchased by Dr. J. N. Smith from Ed L. Smith thence with said Dr. J. N. Smith line S. 17 deg E. 66 poles to a stake on ridge with a large sugar tree pointer standing 5 ft. S. E. of the corner, thencewith his line S. 82 deg. W. 6 2/5 poles to a stake in west boundary line of 52 1/2 acre tract with 2 small hickory and elm pointers and in what was formerly Ed Smith's line later Z. E. Hunts line at present said Ed Smith line thence with his line N. 14 deg. W. 6 1/3 poles to a beech on ridge thence with his line N. 32 deg. W. 39 poles to a stake near a cedar his corner in south boundary of graveyard for colored people thence with their line N. 80 deg. E. 10 poles to a stone their corner thence with their line N. 12 deg W. 6 poles and 16 links to a stone their corner thence with their line S. 80 deg. W. 11 2/5 poles to a stake their corner at their private road, thence with E. edge of said road & line N. 12 deg. W. 14 poles to a stake in state highway their corner thence along said highway N. 75 deg. E. 15 2/10 poles to the beginning containing 4 3/5 acres more or less north west corner of 52 1/2 acre tract sold to Dr. J. N. Smith by Ed L. Smith by deed of record in Deed Book No. 444, Page 154, R.O.D.C.

BEING the same property conveyed to T. H. Austin and wife, Vernon Austin by deed from Dr. J. N. Smith and wife of record in Book 1102, Page 59 R.O.D.C., Tennessee, the said T. H. Austin having since died.

DESCRIPTION FROM PRIOR DEED

For prior title, see Book 8335, Page 886 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lucille A. Jenkins, Homer M. Austin, and Louise A. Beard, by Quit Claim Deed from Agnes Vernon Austin aka Vernon Austin, dated April 23, 1991, of record in Book 8335, Page 886, Register of Deeds, Davidson County, Tennessee. Agnes Vernon Austin's life estate therein was extinguished at her death on October 1, 1997. See Exhibit B of the Affidavit of Heirship of Charles Macy Beard, of record in Instrument No. 20131021-0109747, Register of Deeds, Davidson County, Tennessee. Homer M. Austin died intestate on July 30, 2003, without issue. His one-third (1/3) interest passed by Descent and Distribution to his two siblings, Lucille A. Jenkins and Louise A. Beard, as set forth in the Affidavit of Heirship of Lucille A. Jenkins, of record in Instrument No. 20131021-0109746, Register of Deeds, Davidson County, Tennessee and the Affidavit of Heirship of Charles Macy Beard, of record in Instrument No. 20131021-0109747, Register of Deeds, Davidson County, Tennessee.

This improved property known as 9027 Highway 100, Nashville, Tennessee 37221.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 7th day of November, 2013.

Estate of Louise A. Beard, Deceased
Docket No. 13P-1373, Davidson County
Seventh Circuit Probate Division

BY: Charles Macy Beard
Charles Macy Beard, Limited Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Charles Macy Beard personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me to on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of November, 2013.

Notary Public

My Commission Expires:

7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY