BILL GARRETT, Davidson County
Trans:T20130104251 DEEDQC
Recvd: 12/13/13 11:15 3 pgs
Fees:17.00 Taxes:0.00
20131213-0126359

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, Trustee
Trust B U/A dated October 10, 2000
9021 Highway 100
Nashville, Tennessee 37221

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

Map Parcel Number: Map 168, Parcel 76

QUIT CLAIM DEED

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 and Lisa Ann Kinnie, Co-Trustees of The Beard Family Trust U/A dated October 10, 2000 (Grantors), this day have bargained and sold, and hereby quitclaim, convey and transfer unto Charles Macy Beard, Trustee of Trust B dated October 10, 2000 (Grantee), any and all of their interest in the following described real property 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

Being the same property conveyed to Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees of The Beard Family Trust U/A dated October 10, 2000 by Executor's Deed dated November 7, 2013, from Charles Macy Beard, Limited Executor of the estate of Louise A. Beard, of record in Davidson County Register of Deeds Instrument No. 20131127-0121664, Davidson County, Tennessee.

This is 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.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 3rd day of December, 2013.

Charles Macy Beard

Charles Macy Beard

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 3rd day of December, 2013.

Lisa Ann Kinnie

Lisa Ann Kinnie

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 and Lisa Ann Kinnie**, with whom I am personally acquainted, and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained. as Co-Trustees of the Beard Family Trust U/A dated 10-10-00,

Witness my hand and official seal this the 3rd day of December, 2013.

Notary Public

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Lisa Ann Kinnie

Lisa Ann Kinnie, Affiant

Sworn to and subscribed to before me, this the 3rd day of December, 2013.

Notary Public

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY