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BOOK 10939 PG 228

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary Ernestine Reed, Trustee 1433 Lewis Road Madison, TN 37115	Same	Map 51-10-D Parcel 110

[illegible] 16.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary Ernestine Reed, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Ernestine Reed, TRUSTEE of The Mary Ernestine Reed Revocable Living Trust, established by the Revocable Living Trust Agreement of Mary Ernestine Reed**, dated November 21, 1994, as amended from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel

of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 1998 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors,

WITNESS my hand this 19 day of May, 1998.

Mary Ernestine Reed

Mary Ernestine Reed

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ernestine Reed, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 1998.

Julia C. Hunt
Notary Public

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires MAY. 27, 2001

EXHIBIT A

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Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 110 on the Plan of Oakland Trace Condominiums, Section II, as of record in Book 6200, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING Unit No. 110 on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Tract Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Mary Ernestine Reed, unmarried, by deed from Harlan W. Roberts and wife, Judy H. Roberts, of record in Book 10187, page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 1433 Lewis Road, Madison, Tennessee 37115.

98 MAY 20 AM 10:24

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IDENTIF. & REFERENCE