Property Owner and Real Property Tax Responsibility:
Ada M. Turnage, Trustee
4024 Ridgemont Dr.
Nashville, TN 37207-1517

This Instrument Prepared By:
Doyle E. Richardson, Atty.
128 W. Lincoln St., Suite B
Tullahoma, TN 37388

Instr:200005310054197 Page: 1 OF 3
REC'D FOR REC 05/31/2000 3:56:15PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ADA M. TURNAGE, have bargained and sold, and by these presents do hereby transfer and convey to ADA M. TURNAGE, TRUSTEE, and her successors in trust, under the Ada M. Turnage Revocable Living Trust, with the power and authority to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of the above property as Trustee without the joinder of any beneficiary, under declaration of trust dated May 25, 2000, and any amendments thereto, for and on behalf of ADA M. TURNAGE, in and to the following described real estate, to-wit:

Lying and being in the _____ Civil District of Davidson County, Tennessee, and being all of Lot No. 485 on the Plan of Bellshire Estates, Section B, of record in Book 2331, pages 128 and 129, Register's Office of Davidson County,, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Ridgemont Drive, the common corner of Lots 482 and 485; thence with the line between said lots, northwestwardly 105.9 feet to a point; thence northwardly 220 feet to a point in the southerly margin of Bell-Grimes Lane; thence with the margin of the same, eastwardly 147 feet to a point, at the beginning of a curve; thence around said curve, with a radius of 25 feet, southeastwardly 39.3 feet to a point in the westerly margin of Ridgemont Drive; thence with the margin of the same, southerly along a slight curve, 278 feet to the point of beginning.

According to the records in the office of the Davidson County Tax Assessor, this property is shown on Map 41-6, Parcel 17.

Description same as from previous deed.

This conveyance is made without the benefit of a title search.

Being the same property heretofore conveyed to Willie E. Turnage and wife, Ada B. Turnage, by Warranty Deed from Don H. Hix and wife, Sue M. Hix, dated July 27, 1966, and recorded on July 27, 1966, of record in Deed Book 114, page 549, Register's Office of Davidson County, Tennessee. Willie E. Turnage died on May 13, 1994, and Ada M. Turnage became the owner of said property as the surviving tenant by the entireties by operation of law.

This conveyance is subject to the following:

1. Restrictions in Book 2542, page 415, and to a 60-foot setback line from Bell-Grimes Lane; a 50-foot setback line from Ridgemont Drive, and a 10-foot easement for public utilities along the southerly line of the lot.

2. Subject to current taxes, assessments, rights of way, encumbrances, liens, covenants, conditions, restrictions and easements apparent or of record, and all applicable zoning laws and ordinances.

TO HAVE AND TO HOLD said undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ADA M. TURNAGE, TRUSTEE, and her successors in trust, forever.

AND I DO covenant with the said ADA M. TURNAGE, TRUSTEE, and her successors in trust, that I am lawfully seized and possessed of said undivided interest in said land in fee simple, have a good right to convey same, and the same is unencumbered.

AND I DO FURTHER covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said undivided interest in said land to the said ADA M. TURNAGE, TRUSTEE, and her successors in trust, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of May, 2000.

Ada M. Turnage
ADA M. TURNAGE

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid State and County, ADA M. TURNAGE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Tullahoma, Tennessee this the 25th day of May, 2000.

Notary Public

My Commission Expires: 5-5-2002

NOTARY PUBLIC AT LARGE COFFEE CO. TENN.

I hereby swear that the purpose of this deed is the transfer of real estate to a Revocable Living Trust and that hence the same is exempt from the transfer tax under the provisions of Tenn. Code Ann. Section 67-4-409(a)(3)(F).

Ada M. Turnage
ADA M. TURNAGE

Subscribed and sworn to before me this the 25th day of May, 2000.

Notary Public or Register

My Commission Expires: 5-5-2002