THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/05/01 14:20 2pgs
Fees:10.00 Taxes:0.00
20010305-0020518

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM D. NALLY and SUSAN W. NALLY, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to WILLIAM D. NALLY and SUSAN W. NALLY, Trustees, or their successors in trust, under the NALLY FAMILY LIVING TRUST, dated February 16, 2001. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 of Block "C", on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 38 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.
>
> This conveyance is subject to matters set forth on the Plan of record of Berry Hill Gardens Subdivision of record in Book 1130, page 36, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to William D. Nally and wife, Susan W. Nally, by deed from Jo D. Rutherford, dated May 1, 1986, of record in Book 6845, Page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 2831 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on February 16, 2001.

WILLIAM D. NALLY

SUSAN W. NALLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared WILLIAM D. NALLY and SUSAN W. NALLY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on February 16, 2001.

NOTARY PUBLIC
My Commission expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires October 05, 2004

Property address:
2831 Bransford Avenue
Nashville, TN 37204

Mail Tax Bills To:
WILLIAM D. NALLY
2831 Bransford Avenue
Nashville, TN 37204

PARCEL I.D.
Map 118-11
Parcel 48

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.