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: 04/04/01 11:10 2pgs
Fees:10.00 Taxes:0.00
20010404-0032704

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CLAUDIA A. HAZATONE, Grantor, 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, does hereby grant, bargain, convey, and transfer all of her right, title and interest in the property described below to CLAUDIA A. HAZATONE, Trustee, or her successors in trust, under the CLAUDIA A. HAZATONE LIVING TRUST, dated March 20, 2001. Said trust is a revocable living trust. Said real estate is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 132 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> This conveyance is subject to the following: Declaration of Covenants. Conditions and Restrictions of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page433; Book 6804, page 536; Book 6897, page 966; Book 7230, page 648; Book 7954, page33 and Book 9472, page 824; Plan of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CLAUDIA A. HAZATONE by deed from Marc C. Hefner and wife, Jennifer L. Hefner, dated August 25, 1999, of record in Book 11636, Page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as 1308 Forrest Oaks Court North, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has 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. Grantor further covenants and binds herself, her 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 Grantor 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 Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor 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 March 20, 2001.

CLAUDIA A. HAZATONE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CLAUDIA A. HAZATONE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on March 20, 2001.

NOTARY PUBLIC
My Commission expires: _____

Property address:
1308 Forrest Oaks Court North
Nashville, TN 37221

Mail Tax Bills To:
CLAUDIA A. HAZATONE
1308 Forrest Oaks Court North
Nashville, TN 37221

PARCEL I.D.
155-080-132

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.