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: 07/27/01 14:09 2pgs
Fees:12.00 Taxes:0.00
20010727-0080005

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT E. BOSWORTH and BETTY N. BOSWORTH, 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 ROBERT E. BOSWORTH and BETTY N. BOSWORTH, Trustees, or their successors in trust, under the BOSWORTH FAMILY LIVING TRUST, dated September 13, 2000. 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. 15 on the Plan of Moss Rose Heights Subdivision, Section II, as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 100 feet on the westerly side of Moss Rose Drive and runs back 199.9 feet on the northerly line and 200 feet on the southerly line, to a dead line in the rear, measuring 70.4 feet thereon.
>
> Being the same property conveyed to ROBERT E. BOSWORTH and wife, BETTY N. BOSWORTH, by deed from William B. Roehrig, Jr., et ux Sarah H. Roehrig, dated November 15, 1967, of record in Book 4189, Page 832, Register's Office for Davidson County, Tennessee.

This is improved property known as 3947 Moss Rose Drive, Nashville, Tennessee 37216.

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 September 13, 2000.

ROBERT E. BOSWORTH

BETTY N. BOSWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ROBERT E. BOSWORTH and BETTY N. BOSWORTH, 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 September 13, 2000.

NOTARY PUBLIC
My Commission expires: _____

Property address:
3947 Moss Rose Drive
Nashville, TN 37216

Mail Tax Bills To:
ROBERT E. BOSWORTH
3947 Moss Rose Drive
Nashville, TN 37216

PARCEL I.D.
Map 73-1
Parcel 242

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.