This Instrument Prepared By:
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LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDWARR
Recvd: 07/31/01 08:43 2pgs
Fees:12.00 Taxes:0.00
20010731-0080788

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ESTELLE C. BURNS, 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 ESTELLE C. BURNS, Trustee, or her successors in trust, under the ESTELLE C. BURNS LIVING TRUST, dated 7/23/01, 2001, and any amendments thereto; subject, however, to a life estate hereby expressly reserved to the Grantor. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No. 140 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, a plat of which is of record in Book 421, pages 94 and 95, Registers Office of Davidson County, Tennessee

Said Lot No. 140 fronts 60 feet on the Northerly side of Windsor Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to JAMES MICHAEL BURNS, MINDY M. BURNS, JENNIFER BURNS MANCUSO, STANLEY SUTTON BURNS, JR., PATRICK COLLINS BURNS, BENJAMIN THOMAS BURNS, LAURIE BURNS COOPER, CAROLINE BARSHAY BURNS, and CLAIRE RUTH BURNS by deed from ESTELLE C. BURNS, dated January 8, 2001, of record in Instrument Number 20010109-0002979, Register's Office for Davidson County, Tennessee.

This is improved property known as 140 Windsor Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; subject, however, to the life estate therein expressly reserved to the said Grantor. 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 her heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantees 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.

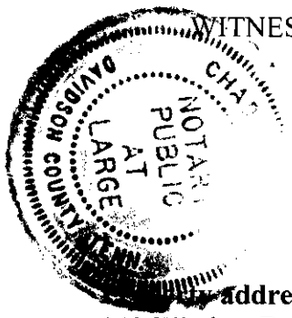
IN TESTIMONY WHEREOF, this instrument was executed on 7/23/01, 2001.

Estelle C. Burns
ESTELLE C. BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ESTELLE C. BURNS, 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 7/23/01, 2001.



Cloud Bryson
NOTARY PUBLIC
My Commission Expires: 9-28-2002

Grantee's address:
140 Windsor Drive
Nashville, Tennessee 37205

Mail Tax Bills To:
ESTELLE C. BURNS
140 Windsor Drive
Nashville, Tennessee 37205

PARCEL I.D.
Map 130-01
Parcel 82

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.