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

Davidson County DEEDWARR
Recvd: 08/01/01 09:01 2pgs
Fees:12.00 Taxes:0.00
20010801-0081290

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARIE HORNER ROUNDS, 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 MARIE HORNER ROUNDS, Trustee, or her successors in trust, under the MARIE HORNER ROUNDS LIVING TRUST, dated July 20, 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 a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136 and 137, said Register's Office.
>
> Unit No. G-1 on said Plan together with the Carport designated No. G-1-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.
>
> Being the same property conveyed to MICHAEL HORNER BOHAN by deed from MARIE HORNER ROUNDS, dated July 20, 2000, of record as Instrument No. 20000720-0071581, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 Plantation Court, Nashville, Tennessee 37221.

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 herself, 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 July 20, 2001.

Marie Horner Rounds
MARIE HORNER ROUNDS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARIE HORNER ROUNDS, 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 July 20, 2001.

Kimberly Doyle
NOTARY PUBLIC
My Commission Expires:

KIMBERLY DOYLE
Notary Public, Williamson Co., TN
My Comm. Expires Mar. 26, 2003

Property address:
500 Plantation Court, G-1
Nashville, Tennessee 37221

Mail Tax Bills To:
MARIE HORNER ROUNDS
500 Plantation Court, G-1
Nashville, Tennessee 37221

PARCEL I.D.
142-05-A-41

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.