Davidson County DEEDWARR
Recvd: 01/13/03 15:38 4pgs
Fees:22.00 Taxes:0.00
20030113-0005450

THIS INSTRUMENT PREPARED BY **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Eugenia Allen K. Rose, Trustee 192 Moultrie Park Nashville, TN 37205	Same	116-84-192

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eugenia Allen K. Rose, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eugenia Allen K. Rose, Trustee of The Eugenia Allen K. Rose Living Trust, established by the Revocable Trust Agreement of Eugenia Allen K. Rose**, dated October 29, 2002, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more

particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 2002 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of December, 2002.

Eugenia Allen K. Rose

Eugenia Allen K. Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugenia Allen K. Rose, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2002.

Notary Public

My Commission Expires: May 29, 2005

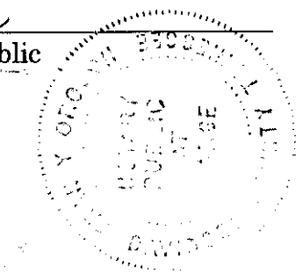


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain building site being Lot No. 192 as shown on the Plat of Sugartree, Phase III, which is of record in Book 5050, page 67-71, Register's Office for said county, to which plan specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions effecting Sugartree, Phase III, for a more complete description.

Said property is conveyed subject to easements, covenants, conditions and obligations as set forth by the Plan of record and Declaration of Covenants, Conditions and Restrictions effecting Sugartree, Phase III.

Being the same property conveyed to Gene Allen Rose by deed from Duke J. Rose, of record in Book 7829, page 92, Register's Office for Davidson County, Tennessee. Eugenia Allen K. Rose and Gene Allen Rose are one and the same person.

This is improved property known as 192 Moultrie Park, Nashville, Tennessee 37205.