THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** One Belle Meade Place 4400 Harding Road, Suite 204 Nashville, Tennessee 37205 (615) 777-5400	**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
Leah F. Ross, Trustee 604 Ward Circle Old Hickory, Tennessee 37138-1952	Same	64-8-2

Davidson County DEEDWARR
Recvd: 02/21/03 09:49 4pgs
Fees:22.00 Taxes:0.00
20030221-0023013

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, Leah F. Ross, 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 **Leah F. Ross, Trustee of The Leah F. Ross Living Trust, established by the Revocable Trust Agreement of Leah F. Ross, dated January 21 2003,** as amended from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without signature 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(s) or parcel(s) 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. Current year's State and County taxes, 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 21 day of January, 2003.

Leah F. Ross

Leah F. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah F. Ross, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January 2003.

Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

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

Lot No. 301 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, page 165, and as revised in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leah F. Ross, by deed from H. Allan Ross, Jr. of record as Instrument No. 20030124-0010129, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Ward Circle, Old Hickory, Tennessee 37138-1952.