THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE .

This Instrument Prepared By
And Return to:

Roberta Nevil Kustoff., Attorney
HARRIS, SHELTON, DUNLAP, COBB and RYDER, P.L.L.C.
6060 Poplar Suite 450
Memphis, Tennessee 38119

Davidson County DEEDWARR
Recvd: 09/04/03 19:00 3pgs
Fees:17.00 Taxes:0.00
20030904-0129495

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BONNIE H. MITCHELL** (the "Grantor") has bargained, sold and by these presents does transfer and convey unto **BONNIE H. MITCHELL, TRUSTEE of the BONNIE H. MITCHELL LIVING TRUST DATED August 7, 2003** (the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate and all improvements thereon located in the County of Davidson, State of Tennessee, to-wit:

> Unit No. 619, together with the Carport designated No. 619-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horozontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516 517 and Book 8123, Page 690, as amended in Book 6900, Page 654, et esq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7417, Pages 396. et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made, in the Register's Office of Davidson County, Tennessee, reference to which Plat is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Bonnie H. Mitchell, by Warranty Deed of record at Instrument No. 20030820019117 in the aforesaid Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Page 396-438, Register's Office of Davidson County, Tennessee, made a part hereof the same as though copied herein; this conveyance is also subject to the Covenants, conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page

924, Register's Office for said County; unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor, in and to the aforesaid real property to Bonnie H. Mitchell, Trustee of the Bonnie H. Mitchell Living Trust dated August 7, 2003. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee is granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. Section 35-50-110 (including any amendments thereto) and further has the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee.

WITNESS the signature of the Grantor this 23 day of August, 2003.

Bonnie H. Mitchell

Bonnie H. Mitchell

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 23 day of August, 2003, within my jurisdiction, the within named Bonnie H. Mitchell, who acknowledged that she executed and delivered the above and foregoing instrument.

Witness my hand and seal, at office, this 23 day of August, 2003.

G. RICHARD HAYNES JR. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

Notary Public

My Commission Expires:

My Commission Expires
6-7-06

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ *, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bonnie H. Mitchell
Affiant

Subscribed and sworn to before me this 23 day of August, 2003.

GRICE BYARS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE
My Commission Expires 6-7-06

Notary Public

My Commission Expires:

Property known as:
619 General George Patton Road
Nashville, TN 37221

Parcel ID Number:
142-9/619CO

Mail Tax Bills To:
Bonnie H. Mitchell, Trustee
619 General George Patton Road
Nashville, TN 37221

Names and Addresses of Property Owner:
Bonnie H. Mitchell, Trustee
619 General George Patton Road
Nashville, TN 37221

* No transfer tax is due pursuant to T.C.A. § 67-4-409(a)(3)(F).