Davidson County DEEDWARR
Recvd: 01/15/04 16:03 5pgs
Fees:27.00 Taxes:0.00
20040115-0006509

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** One Belle Meade Place 4400 Harding Road, Suite 101 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: Margaret G. Burke, Trustee 2014 Brookview Drive Nashville, Tennessee 37214	Send Tax Bills to: Same	Map-Parcel Numbers Tr. 1: Map 84.14 Parcel 1 (Davidson) Tr. 2: Map 4311 Parcels 84 & 85 (Davidson) Tr. 3: Map 32 Parcel 26 p/o (Rutherford) Tr. 4: Map 65N-G Parcel 3 (Cumberland)

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, Margaret G. Burke, 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 **Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003,** as amended from time to time, and to 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 the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments 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 12 day of January, 2004.

Margaret G. Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret G. Burke, 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 12 day of January, 2004.

ROBERT EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission Expires: May 28, 2006

EXHIBIT A

Legal Descriptions

Tract 1: Davidson County

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, page 101, as amended by instrument of record in Book 3946, page 916, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of the terminus of Brookview Drive at the common corner of Lots Nos. 84 and 85, and running thence; with the line between said lots, westerly 203.9 feet to the easterly margin of the Tennessee Central Railroad right-of-way; thence with the line of the same southwesterly along a slight curve, 452.26 feet to a point; thence south 33 deg. 08' east 310.4 feet to an iron pin in the root of a maple tree; thence north 48 deg. 52' east 383.4 feet to an iron pin by a fence post; thence northwesterly 241.6 feet to a point in the line between Lots 85 and 86, said point being 60 feet south of the southerly margin of Brookview Drive; thence with the line between said two lots northeastwardly 60 feet to the southerly margin of Brookview Drive; thence with said Drive around a curve with a radius of 50 feet, northwesterly 64.7 feet to the beginning.

Being the same property conveyed to Margaret G. Burke by deed of record as Instrument No. 200007260073625, Register's Office for Davidson County, Tennessee.

Tract 2: Davidson County

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the Anderson Estates, as of record in book 1130, page 37, Register's Office for said County, being Lots Nos. 27 and 28 of Block "A" on the plan of Eller and Vandiver's Subdivision of the easterly part of said Lot No. 10, not of record, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 1253 feet north of the northerly margin of Dupont Avenue, being the northwest corner of the property conveyed to James C. Eller by deed from Rudolph M. Eller et al, of record in Book 1684, page 99, said Register's Office; thence with said Eller's northerly line, eastwardly 263.4 feet to low water mark of Cumberland River; thence with said River northwardly 100.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 259 feet to the easterly margin of Rio Vista Drive, thence with said Drive, southwardly 100 feet to the beginning.

Being the same property conveyed to Henry M. Goforth and wife, Anna Elizabeth Goforth, by deed of record in Book 1729, page 557, Register's Office for Davidson County, Tennessee. Anna Elizabeth Goforth predeceased Henry M. Goforth. Henry M. Goforth died January 21, 1982, and Margaret G. Burke was his sole heir-at-law, as set forth in Affidavit of Heirship of record in Book 7143, page 246, Register's Office for Davidson County, Tennessee.

Tract 3: Rutherford County

Being Tract 14 of an unrecorded survey prepared by Robert E. Francis, Tennessee No. 669 of Huddleston-Steele Engineering, Inc., dated July 27, 1994, and being part of Parcel 26 of Tax Map 32 described as follows:

Located in the 3rd Civil District of Rutherford County, Tennessee. Bound on the north by B. H. McFarlin (Deed Book Page 401); on the east by Tract No. 13 of this survey; on the south by Rock Springs Road; and on the west by Tract No. 15 this survey.

Beginning at a nail in the centerline of Rock Springs Road, lying 4,896.84 feet west of the centerline of Cooks Lane, said pin being the SW corner of Tract No. 13 and the SE corner of this tract; thence with the centerline of Rock Springs Road S-84° 15' 30"-W, 41.01 feet to a nail; thence continuing with centerline of Rock Springs Road S-85° 36' 30"-W, 63.98 feet to nail; thence S-87° 05' 40"-W, 61.03 feet to a nail; thence S-88° 53' 40"-W, 10.61 feet to a nail being the SW corner of tract; thence leaving Rock Springs Road and running with the east line of Tract No. 15 N-02° 58' 30"-E, passing through an iron set 25' off the centerline of Rock Springs Road, for a total distance of 812.46 feet to an iron pin set; thence continuing with the east line of Tract No. 15 N-02° 58' 30"-E, 443.98 feet to an iron pin set in the fenceline being the NW corner of this tract; with the south fenceline of McFarlin S-85° 46' 10"-E, 84.81 feet to an iron pin set in the fence corner; thence continuing with the south fenceline of McFarlin S-85° 52' 20"-E, 90.53 feet to an iron pin set in the fenceline being the NE corner of this tract; thence with the west line of Tract No. 13 S-02° 58' 30"-W, 250.57 feet to an iron pin set; thence continuing with the west line Tract No. 13 S-02° 58' 30"-W, 380.76 feet to an iron pin set; thence S-02° 58' 30"-W, passing through an iron pin set 45' off the centerline of Rock Springs Road, for a total distance of 600.00 feet to the nail in the centerline of Rock Springs Road at beginning; containing 5.01 acres, more or less.

This tract is subject to a variable width permanent utility drainage easement granted to the Town of Smyrna by Eva Puckett dated March 28, 1992 and recorded in Deed Book 497, Page 425; easements for M.T.E.M.C. Power Line and United Cities Gas public Right-of-Way along Rock Springs Road; a Boundary Line Agreement/Quit Claim Deed between Addie Louella Epps and the Heirs of Mrs. Eva Puckett establishing the centerline of the existing Rock Springs Road as the common boundary line, as recorded in Deed Book 530, Page 741; and all easements and/or restrictions either recorded or by prescription that a title search may reveal.

Being the same property conveyed to Margaret G. Burke by deed of record in Book 533, page 662, Register's Office for Rutherford County, Tennessee.

Tract 4: Cumberland County

A CERTAIN TRACT OR PARCEL OF LAND IN CUMBERLAND COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

THE following described property from 4:00 P.M. on the first day until 4:00 P.M. on the last day assigned to said Grantee during the below described Unit Week Number as said Unit Week is numbered and defined in the Supplemental Declaration of Covenants and Restrictions and Master Deed recorded in the public records of Cumberland County, Tennessee, in the Book at the page number hereinafter described below, which estate is to be succeeded forthwith by a succession of other estates in consecutive and chronological order, revolving among the other unit Weeks described in the aforesaid Supplemental Declaration of Covenants and Restrictions and Master Deed in order annually, it being the intent of this instrument that each Unit Week shall be considered a separate estate held separately and independently by the respective owners thereof for and during the period of time assigned to each in said Supplemental Declaration and Master Deed, each said estate being succeeded by the next in unending succession governed by said Supplemental Declaration and Master Deed until 4:00 P.M. on the first Saturday in 2026, as of which date said estate shall terminate, unless extended as provided by said Supplemental Declaration.

TOGETHER with a vested remainder over in fee simple absolute, as tenant in common with the other owners of all the Unit Weeks in the hereafter described Unit in Wellington Place Condominiums in that percentage interest determined and established by said Supplemental Declaration and Mater Deed for the following described real estate located in the County of Cumberland and State of Tennessee, as follows:

Unit Week Number 08, Unit Number 5917, Condominium Number 3 of Wellington Place Condominiums as recorded in Plat Book 9, page 56, subject to Declaration of Covenants and Restrictions recorded in Book 99 at page 370 et seq., including amendments and supplements thereto, and Supplemental Declaration of Covenants and Restrictions and Master Deed for Wellington Place Condominiums recorded in Deed Book 312 at page 314 et seq., and any amendments and supplements thereto, all in the Register's Office of Cumberland County, Tennessee, LESS AND EXCEPT Oil, Gas and other mineral interests.

Being the same property conveyed to Margaret G. Burke by deed of record in Book D521, page 114, Register's Office for Cumberland County, Tennessee.