Davidson County DEEDWARR
Recvd: 03/04/05 10:30 4 pgs
Fees:22.00 Taxes:0.00
20050304-0024140

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 of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Victoria G. Ziegler, Trustee 223 Craighead Avenue Nashville, Tennessee 37205-2543	SAME	Map 104-13 Parcel 255

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, Victoria G. Ziegler, 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 **Victoria G. Ziegler, Trustee of The Victoria G. Ziegler Living Trust, established by the Revocable Trust Agreement of Victoria G. Ziegler, dated February 18, 2005**, 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 or parcel of land in the State of Tennessee 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.

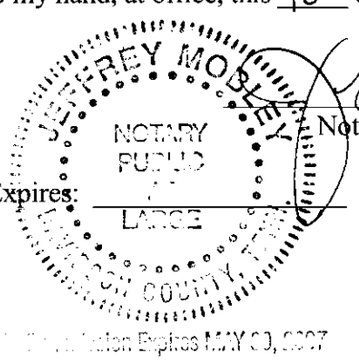
WITNESS my hand this 18 day of February, 2005.

Victoria G. Ziegler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria G. Ziegler, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2005.



Notary Public

My Commission Expires: _____

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EXHIBIT A

Legal Description

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

BEING Lot No. 7-A on the Plan of the Resubdivision of Lot No. 7, Peach Blossom Square, as of record in Book 4595, Page 151, described as follows: BEGINNING at a point in the westerly margin of Craighead Avenue, said point being the southeast corner of Lot No. 1, Peach Blossom Square, Second Revision, as of record in Book 4300, Page 18, thence north 82° 15' west 162.46 feet to an iron pin, the southwest corner of Lot No. 5 said subdivision mentioned above; thence south 08° 00' west 60 feet to an iron pin; thence north 86° 15' west 47.39 feet to an iron pin; thence south 07° 53' west 15 feet to a concrete monument; thence south 32° 15' east 209.85 feet to a point in the westerly margin of Craighead Avenue; thence with same, north 08° 00' east 85 feet to the point of beginning.

Being the same property conveyed to Victoria G. Ziegler by deed from Roger L. Burress, Trustee, of record in Book 11765, page 912, Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Craighead Avenue, Nashville, Tennessee 37205-2543.