Davidson County DEEDWARR
Recvd: 09/19/05 12:43 3 pgs
Fees:17.00 Taxes:0.00

20050919-0112240

Warranty Deed ToTrustee

New Owner	Send Tax Bills To:	Map Parcel Number	This instrument Prepared By:
Elisha Miller	Elisha Miller		Robert Foster %
Miller Family Land Trust		081-15-0	Diversified Investment
~~1346 Cheshire Drive~~ 3315 Panorama Dr.	~~1346 Cheshire Drive~~ 3315 Panorama Dr.	292.00	~~1346 Cheshire Drive~~ 3868 Central Pike
~~Nashville, TN 37207~~ Nashville, TN. 37218	~~Nashville, TN 37207~~ Nashville, TN 37218		Nashville, TN 37207 Hermitage, TN. 37076

The Grantor(s) Robert E. Foster/Diversified Investment of the County of Davidson State of TENNESSEE for and in consideration of Ten Dollars ($10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants

Unto Elisha Miller as Trustee (and not personally) of the Miller family Land Trust, a revocable living trust, under the provisions of the trust agreement dated the 16th day of September 2005, the following described real estate in the County of Davidson, State of TENNESSEE to wit:

As per attached Legal Description, Exhibit "A", made a part hereof by reference (Improved property otherwise known as 1611 Underwood St. Nash. TN. 37206)

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, and to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any times and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or

other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or on some amendment thereof and binding upon all beneficiaries thereunder ad (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is herby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covehants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

The actual consideration or value, whichever is greater, for this transfer is $10.00.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hand(s) and seal(s) this 16th day of Sept. 2005 A.D. Signed, Sealed and Delivered in our Presence

Robert E. Foster — Signature

Elisha Miller — Signature

Signature

Malelia Miller — Signature

State of TENNESSEE
County of DAVIDSON

PERSONAL ACKNOWELDGEMENT
Robert E. Foster

Personally appeared before me, ~~Robert E. Foster~~, a Notary Public in and for said County and State, the within named parties, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the instrument for the purpose therein contained here in the County of Davidson, State of Tennessee.

Subscribed and sworn to before me this day, witness my hand and official seal in the County of Davidson, State of Tennessee, this 16th day of Sept 2005

Commission Expires 7/21/07
Notary Public _____
(Signature of Notary)

DARREN L. LORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

in the Circuit Court for Davidson County, Tennessee, in Case No. 04D-____, and for the express purpose of creating a fee simple absolute title in my former Wife, Agnes L. Osadolo, (hereinafter called "GRANTEE"), I, Amayikowan Jude Osadolo, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Agnes L. Osadolo, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on The Underwood Plan of Lots in North Nashville, of record in Plat Book 21, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Agnes L. Osadolo, married, by deed from H. Fred Ford, Trustee by deed from Alaska Seaboard Partners of record in instrument No.: 20020210022228, Register's Office for Davidson County.
>
> This is improved property commonly known as 1611 Underwood Street, Nashville, Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

AND NOW, THEREFORE, I, the said Amayikowan Jude Osadolo, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Agnes L. Osadolo, her heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

T.A.I.

Seller Source of Title # 20050211-0015895

Exhibit A