Davidson County DEEDWARR
Recvd: 10/19/05 12:32 3 pgs
Fees:17.00 Taxes:0.00

20051019-0126065

Warranty Deed ToTrustee

New Owner	Send Tax Bills To:	Map Parcel Number	This instrument Prepared By:
PETE ~~Family Land Trust~~	DIVERSIFIED INVEST	072-11-0-	Robert E. Foster
~~1346 Cheshire Drive~~ 3868 CENTRAL PIKE	~~1346 Cheshire Drive~~ 3868 CENTRAL PIKE	275.00	P.O. Box 22781
~~Nashville, TN 37207~~ HERMITAGE, TN 37076	~~Nashville, TN 37207~~ HERMITAGE, TN 37076		~~1346 Cheshire Drive~~ NASHVILLE, TN. 37203
			~~Nashville, TN 37207~~

The Grantor(s) JOHN M. DOSS 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

RG ~~DOSS~~ **Unto** DIVERSIFIED INVESTMENT LLC as Trustee (and not personally) of the PETE FAMILY TRUST, a revocable living trust, under the provisions of the trust agreement dated the 7 day of OCT 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 2139 BURNS AVE, NASHVILLE, TN. 37216)

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 7 day of Oct. 2005 A.D. Signed, Sealed and Delivered in our Presence

Signature _____ Signature _____

Signature _____ Signature _____

State of TENNESSEE
County of DAVIDSON

PERSONAL ACKNOWELDGEMENT

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 7 day of Oct 2005

Commission Expires My Commission Expires JULY 25, 2009
Notary Public Robert E. Foster
(Signature of Notary)

ROBERT E. FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Being the same property conveyed to John M. Doss by First Tennessee Bank N.A. By Deed of Record in Book 10804 Page 575, R.O.D.C.

II

Exhibit "A"

This Instrument Prepared by:
Crocker and DeSha
611 Commerce Street, Suite 2909
Nashville, Tennessee 37203

Address New Owner(s) as follows:
John M. Doss
2139 Burns Avenue
Nashville, Tennessee 37216

BK. 10804 PG. 575

Send Tax Bills to:
SAME

Map/Parcel Number:
072-11-0 275.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **First Tennessee Bank National Association**, Successor by merger with Community Money Center, Inc. by these presents does hereby quitclaim and convey unto **John M. Doss**, his heirs and assigns, all its right, title and interest in and to the following described tract of land:

BEING Lot No. 80 on the Map of W.J. Myers Subdivision of parts of lots in Maxey's addition to Brownsville, as of record in Book 332, page 66, Register's Office for said County.

SAID Lot No. 80 fronts 50 feet on the East side of Burns Avenue and runs back between parallel lines to an alley in the rear.

BEING the same property conveyed to Community Money Center, Inc. by Trustee's Deed from Robert Zeigler, Trustee of record in Book 9250, page 340, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's office.

This is improved property known as 2139 Burns Avenue
Nashville, Tennessee 37216

Witness my hand this 30th day of JANUARY, 1998.

First Tennessee Bank National Association

By: _____
David Henderlight, Loan Officer

98 FEB 23 PM 1:42

04003586

STATE OF Tennessee)
COUNTY OF At Large)

Before me, Edward E. Veard, Jr., a Notary Public for the aforementioned State and County, personally appeared David Henderlight, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Loan Officer of First Tennessee Bank National Association, the within named bargainor, a corporation, and that he as such loan officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as loan officer

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of JANUARY, 1998.

Edward E. Veard, Jr.
Notary Public

My Commission Expires: May 27, 2001

The actual consideration or value, whichever is greater, for this transfer is $NONE.

_____
Affiant

STATE OF Tennessee)
COUNTY OF At Large)

Subscribed and sworn to before me, this the 30th day of January, 1998.

Edward E. Veard, Jr.
Notary Public

My commission expires: May 27, 2001.

P.A. Print Region : Print Time: 10/19/2005 12:21:35 PM Instr. No: 199802230804575