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	
		Parcel One:	Parcel Two:
Rachel G. Smith, Trustee	SAME	Map 116-6	Map 72-13
306 Clarendon Avenue		Parcel 14	Parcel 389
Nashville, Tennessee 37205			

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, Rachel G. Smith, 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 **Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust, established by the Revocable Trust Agreement of Rachel G. Smith, dated October 3, 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 real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Davidson County DEEDWARR
Recvd: 11/03/05 08:59 5 pgs
Fees:27.00 Taxes:0.00
20051103-0132978

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 1 day of November, 2005.

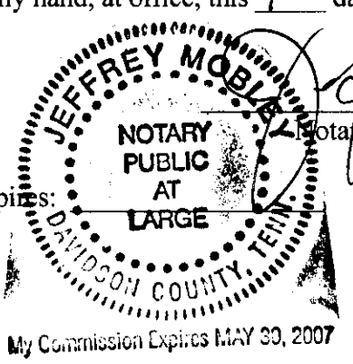
Rachel G Smith

Rachel G. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel G. Smith, 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 November, 2005.



Notary Public

My Commission Expires:

EXHIBIT A

Legal Descriptions

Parcel One: Map 116-6 Parcel 14 306 Clarendon Ave.

Land in Davidson County, Tennessee, being Lot No. 11 and the westerly part of Lot No. 10 on the plan of Bransford Realty Company's Berkeley Hills subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer on April 30, 1936, as follows:

BEGINNING on the northerly margin of Clarendon Avenue at the corner of lots Nos. 11 and 30; thence with the northerly margin of said Avenue, eastwardly 145 feet to the southwest corner of the property conveyed to Lizinka Farrell Southgate, by deed from Bransford Realty Company of record in Book 834, page 140, said Register's Office; thence with said Southgate's westerly line, northwardly 270 feet to the northerly line of Lot No. 10 at a point 49 feet east of the corner of lots Nos. 10 and 11; thence westwardly 70 feet; thence southwestwardly 87 feet to the corner of lots Nos. 11 and 30; thence with the line between said two lots, southeastwardly 235 feet to the beginning.

Being the same property conveyed to Rachel G. Smith by deed from Vaden Lackey, Jr., Trustee, of record in Book 8040, page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Clarendon Avenue, Nashville, Tennessee 37205.

Parcel Two: Map 72 Parcel 13 2420 Gallatin Ave.

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

Being the northerly part of lots Nos. 1 and 2 on the Map of Chesterfield Place, as of record in book 332, page 147, Register's Office for said County, described as follows:

Beginning at the southeast corner of Gallatin Pike, as widened, and Chester, formerly Chesterfield Avenue; thence with the easterly margin of said Gallatin Pike, as widened, southwardly 125 feet to the northwest corner of a part of lots Nos. 1 and 2 conveyed to Bessie Hiett by deed from Josephine C. Cason and husband, of record in book 1041, page 277, said Register's Office; thence with the northern boundary line of said Hiett property, eastwardly 141.45 feet, more or less, to a point in the western

boundary line of lot No. 3 on said map, said point being also Hiett's northeast corner; thence with the line between said lots Nos. 2 and 3, northwardly 114.5 feet to a point on the southerly margin of said Chester Avenue; thence with the southerly margin of said Chester Avenue, westwardly 99.5 feet to the beginning.

Being the same property conveyed to Rachel Gardner Smith by deed from W. Allen Harrison et al., of record in Book 5099, page 183, Register's Office for Davidson County, Tennessee.

This is improved property known as 2420 Gallatin Avenue, Nashville, Tennessee.