| THIS DOCUMENT PREPARED BY<br><br>**JEFFREY MOBLEY**<br>One Belle Meade Place<br>4400 Harding Road, Suite 101<br>Nashville, Tennessee 37205<br>(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 |
|---|---|---|
| Margaret Dale Christians, Trustee<br>4354 Chickering Lane<br>Nashville, Tennessee 37215-4918 | SAME | Map 144-9<br>Parcel 13 |

## 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 Dale Christians, 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 Dale Christians, Trustee of The Margaret Dale Christians Living Trust, established by the Revocable Trust Agreement of Margaret Dale Christians, dated October 25, 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



Davidson County DEEDWARR
Recvd: 11/16/05 08:11 4 pgs
Fees:22.00 Taxes:0.00
20051116-0138266

real property 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 25 day of October, 2005.

Margaret Dale Christians

**Margaret Dale Christians**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Dale Christians, 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 31st day of October, 2005.

Notary Public

My Commission Expires: _____

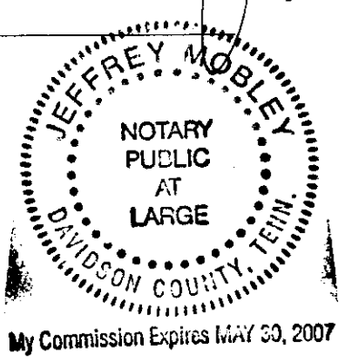


**EXHIBIT A**

**Legal Description**

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

Lot No. 9 on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates Section 1, as of record in Plat Book 2663, pages 86 and 87, revised in Plat Book 2900, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul J. Christians and wife, Dale Radar Christians, by deed from James L. Beckner, Trustee, of record in Book 9035, page 571, Register's Office for Davidson County, Tennessee.

Dale Radar Christians and Margaret Dale Christians are one and the same person.

Also being the same property conveyed to Margaret Dale Christians by deed from Paul J. Christians of record as Instrument No. 20051031-0131193, Register's Office for Davidson County, Tennessee.

This is improved property known as 4354 Chickering Lane, Nashville, Tennessee 37215-4918.