Davidson County DEEDWARR
Recvd: 02/15/06 10:47 3 pgs
Fees:17.00 Taxes:0.00
20060215-0018177

| THIS DOCUMENT PREPARED BY | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Ave., North Suite 100<br>Nashville, TN 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Marion A. Katz, Trustee<br>168 Carnavon Parkway<br>Nashville, Tennessee 37205 | SAME | Map 129-10<br>Parcel 5 |

## 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, Marion A. Katz, 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 **Marion A. Katz, Trustee of The Marion A. Katz Living Trust, established by the Revocable Trust Agreement of Marion A. Katz, dated February 9, 2006**, 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.

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 9th day of February, 2006.

Marion A. Katz

**Marion A. Katz**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion A. Katz, 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 9th day of February, 2006.

My Commission Expires:

JEFFREY MORLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

Notary Public

## EXHIBIT A

### Legal Description

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

Lot No. 160 on the Plan of West Meade Park, Inc, Section 4, as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 160 fronts 158.1 feet on the northerly side of Carnavon Parkway, and extends back 394 feet on the westerly line and 343 feet on the easterly line, which is a broken line, to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Marion A. Katz by deed from Jeffrey Mobley, Trustee, of record in Book 7875, page 400, Register's Office for Davidson County, Tennessee.

This is improved property known as 168 Carnavon Parkway, Nashville, Tennessee 37205.