Davidson County DEEDWARR
Recvd: 03/01/06 07:55 2 pgs
Fees:12.00 Taxes:0.00

20060301-0023253

STATE OF TENNESSEE
COUNTY OF Davidson
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $10.00

AFFIANT

Sworn to and subscribed before me this 20th day of October, 2005

NOTARY PUBLIC

My commission expires: June 24, 2008

TOMMY H. GREENE NOTARY PUBLIC AT LARGE

Prepared by, Return To, and send tax bill to:
Beth Howell
PO Box 210262
Nashville, TN 37221

New owner (J.G.)
The Hollins Family Trustee
Beth Howell Trustee
P.O. Box 210262
Nashville, TN 37221

WARRANTY DEED TO TRUSTEE

Tax Parcel #: 136 5-29

THIS WARRANTY DEED is made by and between Debra S. Hollins (Giffin) (hereinafter referred to as "Grantor"), and The Hollins Family Trust, Beth Howell, as trustee of said revocable trust, (hereinafter referred to as "Grantee"):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars ($ 10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situated in Davidson County, State of Tennessee to wit:

Property is described as follows:

Being Lot No. 47 as shown on the plat of Section Three of Bayview, of record in Plat Book 9700, page 685, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra S. Giffin, married, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, dated October 27, 1998, recorded November 5, 1998, of record in Book 11191, page 939, Register's Office for Davidson County, Tennessee.

Reg/101196-06

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, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 terms 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 to 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 in some amendment thereof and binding upon all beneficiaries hereunder and (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 the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby 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 covenants 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, _____.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS

Debra S. Hollins
Grantor:

Grantor:

STATE OF Tennessee
COUNTY OF Davidson

On This 20th Day of October, 2005 before me personally appeared Debra Hollins,
whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed the above/attached document.
Sworn and subscribed before me this 20th day of October, 2005.

(seal) Tommy A Greene
NOTARY PUBLIC
My commission expires: June 24, 2008

TOMMY H GREENE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.