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 Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kelly Jackson Pagnani, Trustee 2416 Valley Brook Road Nashville, Tennessee 37215	SAME	Map 117-9 Parcel 67

Davidson County DEEDWARR
Recvd: 04/26/06 15:45 3 pgs
Fees:17.00 Taxes:0.00

20060426-0047998

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, Kelly Jackson Pagnani, 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 **Kelly Jackson Pagnani, Trustee of The Kelly Jackson Pagnani Living Trust, established by the Revocable Trust Agreement of Kelly Jackson Pagnani, dated April 6, 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 6th day of April, 2006.

Kelly Jackson Pagnani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Jackson Pagnani, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of April, 2006.

My Commission Expires: JEFFREY MOBLEY 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. 6 of Block 5 on the Plan of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 200.3 feet on the northerly side of Valley Brook Road and runs back 268 feet on the westerly line and 264 feet on the easterly line to a dead line, measuring 190 feet thereon.

Being the same property conveyed to Michael J. Pagnani and wife, Margaret K. Pagnani, by deed from L. Gino Marchetti, Jr. Trustee, of record in Book 11114, Page 130, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kelly Jackson Pagnani by deed from Michael J. Pagnani of record as Instrument No. 20060420-0045104, Register's Office for Davidson County, Tennessee.

Margaret K. Pagnani and Kelly Jackson Pagnani are one and the same person.

This is improved property known as 2416 Valley Brook Road, Nashville, Tennessee 37215.