Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00



20060522-0059521

This Instrument Prepared By:
Dan W. Holbrook, Esq.
Holbrook & Peterson, PLLC
Tyson Place, Suite 150
2607 Kingston Pike
Knoxville, Tennessee 37919

Responsible Taxpayer:
Lawrence M. Stone and Lois Stone, Trustees
401 Bowling Avenue, Unit 83
Nashville, TN 37205

Name and Address of Property Owner:
Lawrence M. Stone and Lois Stone, Trustees
401 Bowling Avenue, Unit 83
Nashville, TN 37205

Parcel Identification Number Assigned by
County Tax Assessor: 104130B07500CO

WARRANTY DEED

This Indenture made this 30th day of March, 2006, by and between **LAWRENCE M. STONE and LOIS STONE, husband and wife**, as tenants by the entirety, of Davidson County, Tennessee ("First Parties"), and **LAWRENCE M. STONE and LOIS STONE, Trustees of The Lawrence M. Stone and Lois V. Stone Revocable Living Trust dated December 8, 2005, and their successors in trust**, with full power to sell, mortgage, lease, encumber, alienate, or transfer without joinder of beneficiaries and without obligation of the purchaser to look to the proceeds, of Davidson County, Tennessee ("Second Parties"),

W I T N E S S E T H:

That said First Parties, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration to it in hand paid by Second Parties, the receipt of which is hereby acknowledged, and for the additional purpose of severing the tenancy by the entirety between Lawrence M. Stone and Lois Stone, husband and wife, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell, and convey unto the said Second Parties their entire undivided interest in the premises, to-wit:

LAND in Davidson County, Tennessee, being Building Site No. 75 on the Plan of Richmeade Place, Section Five, a Planned Unit Development, as of record in Book 5210, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lawrence M. Stone and Lois Stone, husband and wife by Eva Rebecca Welch Hasty, an unmarried person by Warranty Deed dated January 30, 2002, of record as Instrument No. 20020204-0014978 in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4941, Page 637, and as amended in Book 5036, Page 338, and Annexation of Section Five, of record in Book 5408, Page 210, said Register's Office; By-Laws of record in Book 4941, Page 689, and as amended in Book 5213, Page 945, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated

and assumed by the Grantees herein.

THIS DESCRIPTION IS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER; AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the Second Parties, their successors and assigns forever.

First Parties, for themselves and their successors and assigns does hereby covenant with Second Parties, their successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power authority and right to convey the same, and that said premises are free from all encumbrances except property taxes due for the year 2006, which will be prorated as of the date first above written between the parties. First Parties, furthermore, will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made for the sole and limited purpose of severing the tenancy by the entirety between Lawrence M. Stone and Lois Stone, husband and wife, and vesting in Lawrence M. Stone and Lois Stone, Trustees of the Lawrence M. Stone and Lois V. Stone Revocable Living Trust dated December 8, 2005, the entire interest in the premises described above.

IN WITNESS WHEREOF, the said First Parties has executed this instrument the day and year first above written.

Lawrence M. Stone

LAWRENCE M. STONE

Lois Stone

LOIS STONE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **LAWRENCE M. STONE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 30th day of March, 2006.

Debbie King Dzury
Notary Public

My Commission expires: 7/19/08

DEBBIE KING DZURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **LOIS STONE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 30th day of March, 2006.

Debbie King Dzury
Notary Public

My Commission expires: 7/19/08

DEBBIE KING DZURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF [redacted] Davidson

This deed is exempt from recordation tax as a transfer to a Revocable Living Trust pursuant to T.C.A. §67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me

this 30 day of March, 2006.

Notary Public

My Commission Expires:

7/19/08

DEBBIE KING DZURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

S:\2335\Warranty Deed to Trust.2006