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| **THIS DOCUMENT PREPARED BY**<br>**JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Ave., No., Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).** |

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Margaret Reynolds Roberts, Trustee<br>5100 Boxcroft Place<br>Nashville, Tennessee 37205 | Same | Parcel One: 104-8 146.00<br>Parcel Two: 130-10 2.01 & 2.02<br>Parcel Three: 116-13 153.00 |

## 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 Reynolds Roberts, 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 Reynolds Roberts, Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996**, 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 a

Davidson County DEEDWARR
Recvd: 07/17/06 16:04 4 pgs
Fees:22.00 Taxes:0.00
20060717-0085993

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 22 day of June, 2006.

Margaret Reynolds Roberts

**Margaret Reynolds Roberts**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Reynolds Roberts, 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 Nashville, this 22 day of June, 2006.

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

My Commission Expires:

Notary Public

## EXHIBIT A

### Legal Description

**Parcel One: 104-8 146.00**

All of the Grantor's interest (being an undivided one-half tenant in common interest) in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the same property conveyed to Mary B. Braden and Margaret B. Reynolds by deed of record in Book 1225, page 602, Register's Office for Davidson County, Tennessee.

This is improved property known as 1604 21st Avenue, South, Nashville, Tennessee.

Margaret B. Reynolds and Margaret Reynolds Roberts are one and the same person.

**Parcel Two: 130-10 2.01 & 2.02**

All of the Grantor's interest in and to a certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Being a part of the same property conveyed to Margaret B. Reynolds by deed of record in Book 3647, page 4, Register's Office for Davidson County, Tennessee. There have been subsequent out-coveyances of a substantial portion of the subject property by the Grantor.

This is unimproved property at the corner of West Tyne Drive and Belle Meade Boulevard, Nashville, Tennessee.

Margaret B. Reynolds and Margaret Reynolds Roberts are one and the same person.

**Parcel Three: 116-13 153.00**

All of the Grantor's interest (being an undivided 60% tenant in common interest) in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the plan of Boxcroft Subdivision, as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to restriction of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for said county. This conveyance is subject to any and all existing easements of record.

Being the same property conveyed to Margaret Reynolds Roberts by Evans-Cain Company, a partnership, by deed of record in Book 5251, page 227, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Clyde Roberts, as to an undivided 40% tenant in common interest, by deed from Margaret Reynolds Roberts, of record in Book 8176, page 571, Register's Office for Davidson County, Tennessee.

This is improved property known as 5100 Boxcroft Place, Nashville, Tennessee 37205.