THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25624-06-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2006. Notary Public My Commission Expires: 11/14/2009 ANDREW P. CHARLTON STATE OF TENNSEEBSSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

WARRANTY DEED

Address New Owner: Justin Johns, Carolyn Johns 791 Saussy Place Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.115.09-0 Parcel No. 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick C. McCormack, Jr. and Anne V. McCormack, Trustees of the McCormack Family Revocable Living Trust Agreement dated June 2, 1997** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Johns and wife, Carolyn Johns** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 791 Saussy Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2006.

Frederick C. McCormack, Jr., Trustee

Anne V. McCormack, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick C. McCormack, Jr. and Anne V. McCormack, Trustees of the McCormack Family Revocable Living Trust Agreement dated June 2, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/31/06 11:11 4 pgs
Fees:23.00 Taxes:1017.50

20060731-0092175

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Four West Meade Hills, as of record in Plat Book 3300, page 46, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Frederick C. McCormack, Jr. and Anne V. McCormack, Trustees of the McCormack Family Revocable Living Trust Agreement dated June 2, 1997 by Quitclaim Deed dated June 2, 1997 by Quitclaim deed dated June 2, 1997, from Frederick Clarke McCormack, Jr. and wife, Anne Vanderveer McCormack of record in Book 10478, page 468, Register's Office for Davidson County, Tennessee. See Certificate of Trust Attached hereto and made a part hereof. as Exhibit A.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3300, page 46, Register's Office for Davidson County, Tennessee.

Exhibit A

CERTIFICATION OF TRUST and AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date:	July 28th, 2006
Trustee:	Frederick C. McCormack, Jr., Trustee, and Anne V. McCormack, Trustee
Trust:	McCormack Family Revocable Living Trust Agreement
Date of Trust:	June 2, 1997
Property:	791 Saussy Place, Nashville, TN 37205

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, Frederick C. McCormack, Jr., and Anne V. McCormack, individually and as Trustees for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That we, Frederick C. McCormack, Jr., and Anne V. McCormack, declare that we are residents of the County of Davidson, State of Tennessee.

2. That we, Frederick C. McCormack, Jr., and Anne V. McCormack, declare we are the Trustee of the above referenced Trust.

3. That said Trust was created under an agreement dated June 2, 1997, entitled, McCormack Family Revocable Living Trust Agreement.

4. That the terms of said Trust authorize us as Trustees to convey by deed any real property belonging to said Trust including but not limited to conveying by deed the above referenced property.

5. That no other terms of said Trust nor any modifications or amendments to said Trust have been made since the creation of said Trust that would affect our ability or authority to sell or convey the hereinabove referenced property as Trustee.

6. That the Trustees, Frederick C. McCormack, Jr., and Anne V. McCormack, are not under any legal disability or other disability which would render either of them incompetent or otherwise unable to execute binding documents on behalf of the above Trust.

7. That we are empowered as Trustee under the Trust documents to exercise powers for the benefit of the Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.

8. That the above referenced property is an asset of the above Trust and has not been withdrawn from said Trust.

9. That our respective authority as Trustee has not been revoked or terminated.

10. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Trustees to act or perform on behalf of the Trust including but not limited to Trustees' authority to execute deeds.

11. That the affirmations made in this Affidavit shall be binding on my heirs, successors and/or assigns and on those of Frederick C. McCormack, Jr., and Anne V. McCormack, Trustees.

12. That I am making this Affidavit at the request of Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to issue clear title policy on the above referenced property.

IN TESTIMONY WHEREOF, We hereunto subscribe our signature this 28th day of July 2006.

Frederick C McCormack, Jr

FREDERICK C. McCORMACK, JR., individually

Frederick C McCormack, Jr Trustee

FREDERICK C. McCORMACK, JR., Trustee

Anne V. McCormack

ANNE V. McCORMACK, individually

Anne V. McCormack, Trustee

ANNE V. McCORMACK, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FREDERICK C. McCORMACK, JR., AND ANNE V. McCORMACK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July 2006.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July 2006, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **FREDERICK C. McCORMACK, JR., AND ANNE V. McCORMACK,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the the Trustees of the **McCormack Family Revocable Living Trust Agreement dated June 2, 1997,** the within named bargainor, that they as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing they name as the Trustees for said Trust.

Witness my hand and official seal at office, this 28th day of July 2006.

Notary Public
My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

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