THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Frederick H. Talbot, Trustee Sylvia R. Talbot, Trustee 240 Ashington Court Brentwood, TN 37027	Same	Map/Parcel: 160-11A-66

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Frederick H. Talbot and wife, Sylvia R. Talbot,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frederick H. Talbot, Trustee** and **Sylvia R. Talbot, Trustee** of the **Frederick and Sylvia Talbot Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 66 on the Plat of Hemingwood, Phases II, III, and IV, of record in Book 6900, pages 6, 7 and 8, and Book 6900, page 574, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frederick H. Talbot and wife, Sylvia R. Talbot, by deed from Melvin V. Hussung and wife, Raleigh M. Hussung, of record in Instrument No. 20031028-0158682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes which have been prorated and assumed by Grantee;

(2) All restrictions of record;

(3) All easements of record;

(4) All visible easements;

(5) All matters appearing on the plan of record; and

(6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 08/22/06 10:12 2 pgs
Fees:12.00 Taxes:0.00
20060822-0103283

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 10th day of June, 2006.

Frederick H. Talbot

Sylvia R. Talbot

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick H. Talbot and Sylvia R. Talbot**, the within named bargainors, 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 Brentwood, Tennessee, this 10th day of June, 2006.

Notary Public

My Commission Expires:_____

JOHN B. BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires MAR. 20, 2010

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.