**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).**

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**ADDRESS NEW OWNERS:**

Frederick H. Talbot, Trustee
Sylvia R. Talbot, Trustee
240 Ashington Court
Brentwood, TN 37027

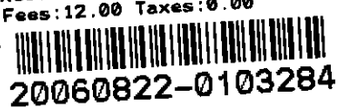
**SEND TAX BILL TO:**

Same

**MAP-PARCEL NOS:**

Map/Parcel: 81-14-30

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



20060822-0103284

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## 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, **Sylvia R. Talbot and husband, Frederick H. 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. 9-A on the plan of Zone Lot Division of Lots 7, 8, 9 and 10 in the F.T. Holman Subdivision of record in Book 161, page 2, as amended in Book 6250, page 447, Register's Office for said County.

Said Lot No. 9-A fronts 24.95 feet on the southerly margin of West Heiman Street and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 24.95 feet thereon.

Being the same property conveyed to Dr. Sylvia R. Talbot and husband, Frederick H. Talbot, by deed from Veronica D. Daniel, unmarried, of record in Instrument No. 20021122-0145289, Register's Office for Davidson County, Tennessee.

This is improved property known as 2505 West Heiman Street, Nashville, TN 37208.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

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 10 day of June, 2006.

SRTalbot

**Sylvia R. Talbot**

**Frederick H. 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 **Sylvia R. Talbot and Frederick H. 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.

John B Bachman

Notary Public

My Commission Expires:_____

JOHN B. BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires MAR. 28, 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.*