Davidson County DEEDWARR
Recvd: 09/01/06 08:49 4 pgs
Fees:22.00 Taxes:0.00
20060901-0108085

| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Ave., North Suite 100<br>Nashville, TN 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Bonnie S. Slovis, Trustee<br>2312 Valley Brook Road<br>Nashville, Tennessee 37215 | SAME | Map 117-10<br>Parcel 22 |

## 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, Bonnie S. Slovis, 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 **Bonnie S. Slovis, Trustee of The Bonnie S. Slovis Living Trust, established by the Revocable Trust Agreement of Bonnie S. Slovis, dated July 19, 2005**, 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 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.

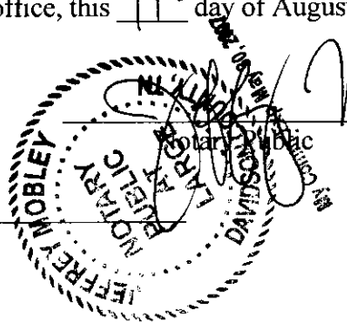
**WITNESS** my hand this 11 day of August, 2006.

**Bonnie S. Slovis**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie S. Slovis, 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 office, this 11th day of August, 2006.




Notary Public

My Commission Expires: _____

# EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

PARCEL NO. 1:

Land in Davidson County, Tennessee, being Lot Nos. 7 and 19 of Block 4, on the plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described together as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, at the common corner of Lots Nos. 7 and 8 of Block 4; thence with the line between said lots northwesterly, 165 feet to a point at the corner of said lots and of Lot No. 18; thence with the line between Lots Nos. 7 and 18, and also along the westerly line of Lot No. 19 and the easterly line of a reserved strip, northerly 404.5 feet to the corner of Lots Nos. 19 and 20; thence with the line between said Lots 19 and 20 easterly, 313.4 feet to the corner of said Lots 19 and 20 and of Lots Nos. 5, 6 and 21, being a point in a drain; thence down said drain southerly 311.1 feet to a corner of Lots Nos. 6 and 7; thence with the line between said Lots 6 and 7 southerly, 91.8 feet to the northwesterly margin of Valley Brook Road; thence with the margin of the same southwesterly around a slight curve, 233.8 feet to the point of beginning.

PARCEL NO. 2:

Being a portion of a Thirty (30) foot strip of land marked "Reserved" on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, said portion of 30 foot strip being located to the west of and adjacent to Lot No. 19, on the abovementioned plan and being more particularly described as follows:

Beginning at the northwesterly corner of Lot No. 19, on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee; thence with an extension of the northerly line of Lot 19 in a westerly direction a distance of 30 feet, more or less, to the easterly line of Lot No. 16, also being marked "Grimes Property", thence with the easterly line of Lot No. 16 in a southerly direction a distance of 186.0 feet, more or less, to the southeasterly corner of said Lot 16 and being the southwesterly corner of the herein described tract; thence in an easterly direction 30 feet, more or less, to the common corner of Lots No. 19 and No. 7; thence running with the westerly line of Lot No. 19 in a northerly direction a distance of 186.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Corey M. Slovis and wife, Bonnie S. Slovis, by deed from John B. Lynch of record in Book 9847, page 831, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Bonnie S. Slovis by deed from Corey M. Slovis of record as Instrument No. 2006_____, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Valley Brook Road, Nashville, Tennessee 37215.