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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Patricia Maura Mixon, Trustee 3604 Hampton Avenue Nashville, Tennessee 37215	SAME	Map: 117-05 Parcel: 049

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, Patricia Maura Mixon, 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 **Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust, established by the Revocable Trust Agreement of Patricia Maura Mixon, dated August 8, 2006**, 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.

Davidson County DEEDWARR
Recvd: 10/05/06 08:30 3 pg
Fees:17.00 Taxes:0.00
20061005-0123565

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 26th day of September, 2006.

CLAY WAGNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Patricia Maura Mixon

Patricia Maura Mixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Maura Mixon, 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 24 day of September, 2006.

My Commission Expires: ~~MY COMMISSION EXPIRES MAY 22, 2010~~

Clay Wag

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 31 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 31 fronts 100 feet on the northerly margin of Hampton Avenue and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to James Christopher Mixon by deed from Edward Stec, unmarried and Henry E. Kromer and wife, Karen Duffy Kromer, of record as Instrument No. 20030319-0036584, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Patricia Maura Mixon by deed from James Christopher Mixon of record as Instrument No. 20060929-0120828, Register's Office for Davidson County, Tennessee.

This is improved property known as 3604 Hampton Avenue, Nashville, Tennessee 37215.