WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF NOVEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.. 256 Seaboard Lane, O-104, Franklin, TN 37067
file # 06-01766 TMH PTNSHIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Morena Benefits Trust, a Land Trust	same	MAP:
2210 Morena Street		Parcel:92-3 185.00
Nashville, TN		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNELIA EDWARDS, CO-TRUSTEE OF THE E. AND C. EDWARDS LIVING TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

D.M. CURTIS, AS TRUSTEE FOR MORENA BENEFITS TRUST, A LAND TRUST POWERS AND AUTHORITY AS DESCRIBED IN THE ATTACHED ADDENDUM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2210 Morena Street, Nashville, TN

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 and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 3rd day of November, 2006.

Cornelia Edwards, Co-Trustee of the E. and C. Edwards Living Trust

BY: Cornelia H Edwards
Cornelia H. Edwards, Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Los Angeles

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CORNELIA EDWARDS, CO-TRUSTEE OF THE E. AND C. EDWARDS LIVING TRUST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Los Angeles, this 3rd day of November, 2006.

Notary Public

My Commission Expires: NOV 19 2008.

ELAINE PROBY
Comm. # 1527946
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Nov. 19, 2008

Davidson County DEEDWARR
Recvd: 11/13/06 15:19 3 pgs
Fees:18.00 Taxes:370.00

20061113-0140685

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAT OF SUBDIVISION OF LOT NO. 3 HARDING LYTLE TRACT, AS OF RECORD IN BOOK 547, PAGE 72, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 29 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MORENA STREET AND RUNS BACK 162.5 FEET, MORE OR LESS ON THE WESTERLY LINE AND 162.05 FEET, MORE OR LESS ON THE EASTERLY LINE TO AN ALLEY, AND SHOWS 50 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY DESCRIBED IN AND CONVEYED BY DEED FROM BECKIE FINEBERG, ET AL., TO M. B. HADDOX, SR., AND WIFE, JULIA HADDOX, BY DEED OF RECORD IN BOOK 1041, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND THE SAID M. B. HADDOX, SR. HAVING PREDECEASED THE SAID JULIA HADDOX AND THE SAID JULIA HADDOX HAVING ALSO DIED; AND MORRIS B. HADDOX, JR. AND CORNELIA HADDOX EDWARDS, TAKING TITLE AS THE SOLE HEIRS AT LAW OF SAID JULIA HADDOX; AND MORRIS B. HADDOX, JR. HAVING QUITCLAIMED, TRANSFERRED AND CONVEYED TO CORNELIA HADDOX EDWARDS, ALL OF HIS RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY BY QUITCLAIM DEED OF EXCHANGE RECORDED IN BOOK 7395, PAGE 431; ALSO BEING THE SAME PROPERTY CONVEYED TO CORNELIA EDWARDS, CO-TRUSTEE OF THE E. AND C. EDWARDS LIVING TRUST BY TRUST TRANSFER DEED FROM CORNELIA HADDOX EDWARDS, RECORDED ON THE 27TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020927-0118115. IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

DEED ADDENDUM

MORENA BENEFITS TRUST, a Land Trust (an executory Trust), D. M. CURTIS, **as Trustee** (hereafter referred to as "Grantee").

The property herein conveyed shall stand as sole security for obligations of Grantees hereunder.

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the trust and for the uses and purposes herein and in the existing Declaration of Trust and Land Trust Agreement of the herein named Trust which has been previously created.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired: to contract: to: renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel..

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed. Any litigation arising in connection with this document will be adjudicated under the laws of the State of **Tennessee**. In the event any portion of this agreement shall be found to be not supportable under **Tennessee** Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

The following individual(s) shall be Successor Trustee(s) with the same powers as stated herein: K. C. FOX

It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomever.

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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