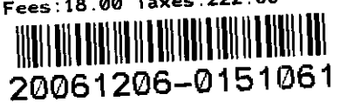
THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 26387S

Davidson County DEEDWARR
Recvd: 12/06/06 15:54 3 pgs
Fees:18.00 Taxes:222.00



20061206-0151061

MAP/GROUP/PARCEL: 143-2-A/ 073.00

NEW OWNER'S NAME AND ADDRESS:
CARL ROSE & PHYLLIS ROSE
625 HARPETH TRACE DRIVE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
Carl Rose
625 Harpeth Trace dr
Nashville TN 37221

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **PEGGY LUSTIG KELLY ESTATE and PEGGY LUSTIG DECLARATION OF TRUST,** hereinafter called Grantor, does hereby transfer and convey unto, **CARL ROSE and PHYLLIS ROSE, HUSBAND AND WIFE,** their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 73, on the Plan of Harpeth Trace Estates, Section 3, as shown on plat of record in Plat Book 5200, page 751, 752 and 753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James H. Kelly and Peggy Lustig Kelly, Trustees under the Peggy Lustig Kelly Declaration of Trust dated September 17, 1999 in Book 11671, page 196, subject property being further conveyed to Peggy Lustig Kelly from James Kelly in Instrument 20040929-0117204 recorded 9/29/2004, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 625 HARPETH TRACE DRIVE, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTOR further covenants and binds itself, its, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

PEGGY LUSTIG KELLY ESTATE and PEGGY LUSTIG DECLARATION OF TRUST

By: Edith M. Porter Shirley Marie Edith Porter Shirley, executors

EDITH M. PORTER-SHIRLEY, EXECUTOR executor

MARIE EDITH PORTER-SHIRLEY, TRUSTEE

By: _____

PHILIP H. LUSTIG III, TRUSTEE

By: _____

JOHN BRUCE LUSTIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, **EDITH M. PORTER-SHIRLEY, EXECUTOR and MARIE EDITH PORTER-SHIRLEY, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of November, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF: TN
COUNTY OF: Davidson

PERSONALLY appeared before me, the undersigned authority, PHILIP H. LUSTIG, III, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville TN on this the 30 day of November, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF: TN
COUNTY OF: Davidson

PERSONALLY appeared before me, the undersigned authority, JOHN BRUCE LUSTIG, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville TN on this the 30 day of November, 2006.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $60,000.00.

Rachel Neal
AFFIANT

Sworn to and subscribed before me, this the 30th day of November, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER