THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 02/21/07 10:33 2 pgs
Fees:13.00 Taxes:1194.76
20070221-0021386

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.
JANE S. HINSHAW, TRUSTEE 814 Huntington Circle Nashville, TN 37215	SAME	131-6C-8.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $322,908.25.

Jane S. Hinshaw
JANE S. HINSHAW

SUBSCRIBED AND SWORN to before me, W. WARNER MCNEILLY, III, by JANE S. HINSHAW this 15 day of February, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Notary Public
My Commission Expires: 9/19/09

FOR AND IN CONSIDERATION of the sum of Three Hundred and Twenty-Two Nine Hundred and Eight Thousand and 25/100 Dollars ($322,908.25) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JANE S. HINSHAW, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto JANE S. HINSHAW, TRUSTEE OF THE JANE S. HINSHAW QUALIFIED PRIMARY PERSONAL RESIDENCE TRUST, hereinafter 'GRANTEE," her successors and assigns, a Sixty-Four and Ninety-One One Hudredths percent (64.91%) undivided interest as a tenant in common in a certain parcel of real estate in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF BURTON HILLS VILLAGE OF HUNTINGTON TRACT 10 OF RECORD IN BOOK 6250, PAGE 612 AMENDED IN BOOK 6637, PAGE 717 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 120 FRONTS 35.00 FEET ON THE EASTERLY MARGIN OF HUNTINGTON CIRCLE AND EXTENDS BACK 111.36 FEET ON THE BROKEN NORTHERLY LINE(S) AND 100.00 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JANE S. HINSHAW BY INSTRUMENT NUMBER 20061212-0153094, R.O.D.C.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any,

and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her successors and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, having a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and bind herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, its heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15th day of February, 2007.

Jane S. Hinshaw
JANE S. HINSHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, JANE S. HINSHAW, the within named bargainor, 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, this 15th day of February, 2007.

NOTARY PUBLIC

My Commission Expires:
9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009