When recorded, mail to:

Robert and Eileen Sellars
4970 S. Anvil Pl.
Chandler, AZ 85249

PREPARED BY:
DONALDSON AND ASSOCIATES, PC
3100 W. RAY RD # 115
CHANDLER, AZ 85226

Davidson County DEEDWARR
Recvd: 04/11/07 08:25 3 pg
Fees:17.00 Taxes:0.00
20070411-0042964

SPECIAL WARRANTY DEED

{Exempt from affidavit requirement pursuant to A.R.S. Section 11-1134(B)(8)}

In consideration of the creation of the Sellars Family Revocable CS Living Trust dated March 1, 2002, the undersigned Grantor, Robert L. Sellars and Eileen R. Sellars, husband and wife, hereby conveys to Robert L. Sellars and Eileen R. Sellars, Trustees of the Sellars Family Revocable CS Living Trust, all right, title and interest in the following described real property:

See Exhibit A, attached hereto.

Subject to current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

The undersigned Grantor binds itself and is successors to warrant and defend the title, against all acts of the Grantor and no other, subject to the matters set forth above.

The beneficiaries of the Sellars Family Revocable CS Living Trust, are as follows:

Robert L. Sellars and Eileen R. Sellars
4970 South Anvil Place
Chandler, Arizona 85249

EXECUTED this date: 4/10/06, 2006.

Robert L. Sellars, Grantor

Eileen R. Sellars, Grantor

STATE of ARIZONA) ss.
COUNTY OF MARICOPA)

On the above written date before me, a Notary Public, personally appeared, Robert L. Sellars and Eileen R. Sellars, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument, and acknowledged to me that said person executed the same.

Notary Public

My Commission Expires: 04/20/2008

OFFICIAL SEAL
ROBERT D. EVANS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires April 20, 2008

Exhibit A

BEING Lot 102, Section One, Old Hickory Hills, of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert L. Sellars and Eileen R. Sellars by deed recorded as Instrument # 20020715-0085014, RODC, TN.

MAP# 182 GROUP 6A

PARCEL# 102.00

STATE OF AZ
COUNTY OF MARICOPA

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Robert A. Sellars
Affiant

Subscribed and sworn to before me, this the 13 Day of June 2006

Robert D Evans
Notary

Notary Public State of Arizona
Maricopa County
Robert D Evans
Expires April 20, 2008

NEW OWNERS:

ROBERT + EILEEN SELLARS
4970 S. ANVIL PL.
CHANDLER, AZ 85249

SEND TAX BILLS TO:

SAME AS NEW OWNERS