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
Frances A. Irion, Trustee 6425 Worchester Drive Nashville, TN 37221-3709	SAME	Map 157 Parcel 68

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, Frances A. Irion, 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 **Frances A. Irion, Trustee of The Frances A. Irion Living Trust, established by the Revocable Trust Agreement of Frances A. Irion, dated April 11, 2007**, 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: 04/16/07 09:32 3 pgs
Fees:17.00 Taxes:0.00
20070416-0045024

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 11 day of April, 2007.

Frances A. Irion

Frances A. Irion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances A. Irion, 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 11th day of April, 2007.

My Commission Expires: JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 45 on the Plan of Devonshire Manor, Section One, as of record in Plat Book 5200, page 122-123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at an iron pin on the northeast corner of Lot No. 46 in the south right-of-way of Worchester Drive and running thence South 9 degrees 32' East 228.0 feet to an iron pin; thence South 83 degrees 35' 54" West, 26.77 feet to a concrete monument; thence North 81 degrees 37' 06" West 217.64 feet to an iron pin; thence North 3 degrees 00' 46" East, 185.32 feet to an iron pin on the south right-of-way of Worchester Drive; thence a distance of 195.0 feet around a curve to the left with a radius of 890.54 feet to the point of beginning.

Being the same property conveyed to John W. Irion, Jr. and wife, Frances A. Irion, by deed from John T. Rochford and wife, Carol Cobb Rochford, of record in Book 5650, page 508, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Frances A. Irion by deed from John W. Irion, Jr. of record as Instrument No. 20070111-0004479, Register's Office for Davidson County, Tennessee.

This is improved property known as 6425 Worchester Drive, Nashville, TN 37221-3709.