THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, 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
Melinda Hagan Porter, Trustee 3213 Freno Lane Nashville, TN 37214	SAME	Map 084-12 Parcel 105.00

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, Beatrice Hagan Haley, 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 **Melinda Hagan Porter, Trustee of The Beatrice Hagan Haley Living Trust, established by the Revocable Trust Agreement of Beatrice Hagan Haley, dated April 19, 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: 04/27/07 15:19 3 pgs
Fees:17.00 Taxes:0.00
20070427-0050667

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 19 day of April, 2007.

Beatrice Hagan Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beatrice Hagan Haley, 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 19th 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:

Being Lot No. 23 on the Plan of Lincoya Hills, as of record in book 1835, page 91, Register's Office for said County.

Said Lot 23 fronts 99.84 feet on the westerly side of Freno Lane and runs back 229.3 feet on the northerly line and 232.2 feet on the southerly line to the easterly line of lot No 21, measuring 94 feet thereon.

Being the same property conveyed to John L. Haley and wife, Beatrice Hagan Haley, by deed from G.C. Thompson and wife, Elizabeth Thompson, of record in Book 2137, page 159, Register's Office for Davidson County, Tennessee. John L. Haley died December 7, 1978.

This is improved property known as 3213 Freno Lane, Nashville, TN 37214.