Davidson County DEEDWARR
Recvd: 05/10/07 12:07 3 pgs
Fees:17.00 Taxes:0.00
20070510-0056231

Recording Requested by Mail To:
prepared
Jeffrey Joseph
2784 Botticelli Dr.
Henderson, NV 89052

Map + Parcel
083-030-303.00

Warranty Deed To Trustee

The Grantor(s) Edward Faria of the County of Davidson and the State of Tennesse for and in consideration $0 Dollar(s), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of the Tennesse Revised Statues.

X a Revocable Living Trust

Unto Edward Faria as Trustee and not personally under the provisions of a trust agreement dated the 15th day of January, 2007 known as Riverside Trust, the following described real estate in the County of Davidson State of Tennesse, to wit: **See Exhibit "A" attached hereto and made a part hereof,** more commonly known as: **1409 Riverside Dr. Nashville, TN 37206**

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever; with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part hereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part hereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said, property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of future renters, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or, different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement;

and every deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's constitutions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever, and that the said land is free of all encumbrances, except taxes accruing subsequent to recording date.

Signed, Sealed and Delivered in our Presence:

Edward Faria

GRANTOR: Edward Faria

Edward Faria

TRUSTEE: Edward Faria

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid, this 9th day of May 2007

(Seal)

R. ROSHAWN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R. Roshawn Clark

Notary Public

My Commission Expires
11-18-2009

EXHIBIT 'A'
LEGAL DISCRIPTION

See Exhibit "A" attached hereto and made a part hereof,

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot Mo. 9, all of Lot No. 10 and the southerly 40 feet of Lot No. 11 and that part of a 12-foot alley lying immediately east of the rear lines of same as shown on the plan of Mrs. Minnie E. Martin's Subdivision as of record in. Book 547, Page 137, Register's Office for Davidson County, Tennessee.

3eing part of the same property conveyed to Eric Goodman as Trustee and not personally under the provisions of a trust agreement dated the 17th day of November, Two Thousand and Five known as New Life Trust by deed from Yvette Rene Jones of record in Instr: 20051118-0139304 and in Instr: 20060511-00553C7. Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

The Grantor hereby affirms that he is the sole beneficiary of Trust as well as Trustee and has complete rights to convey it.

This conveyance is subject to *any* and all easements, if any.

This conveyance is subject to agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 560, said Register's Office.

Subject to notes on plat of record in Book 547, Page 137, Register's Office, Davidson County, Tennessee.

Source of Title

20061002 - 0121966

NAME AND ADDRESS OF PARTY RESPONSIBLE FOR TAX BILL

EDWARD FARIA
5145 W OAK HIGHLAND DRIVE
ANTIOCH, TN 37013

NAME AND ADDRESS OF NEW OWNER

RIVERSIDE TRUST
2784 BOTTICELLI DRIVE
HENDERSON, NV 89052