Davidson County DEEDWARR
Recvd: 05/15/07 14:31 3 pgs
Fees:17.00 Taxes:0.00
20070515-0058279

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma Hyatt Warren, Trustee of the Norma Hyatt Warren Revocable Trust 620 Lynwood Boulevad Nasvhville, TN 37205	(same)	130-7-71 130-7-71.1

KNOW ALL MEN BY THESE PRESENTS that I, NORMA H. WARREN, a married person, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto NORMA HYATT WARREN, Trustee of the Norma Hyatt Warren Revocable Trust u/t/a dated January 5, 2007, as heretofore or hereafter amended, her successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon, located in Davidson County, Tennessee, and described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, partially in the City of Belle Meade, and partially in the Metropolitan Government of Nashville and Davidson County, Tennessee, being parts of Lots 205, 206, 221 and 222 on the Plan of a part of Royal Oaks Land Company's Sub-division of the Baker Tract, as of record in Book 421, page 102 and 103, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, November 16, 1946, as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, at the intersection of the easterly margin of said Lynwood Boulevard and the northerly margin of Iroquois Avenue, as now located; thence with the easterly margin of Lynwood Boulevard, northwardly 180 feet to the southwest corner of the property conveyed to Frances Orr Vance, by deed from Mary Dozier Vess and husband, as of record in Book 1491, page 387, said Register's Office; thence with Vance's southerly line, eastwardly 249.4 feet to the southeast corner of said Vance Property, which point is 41 feet north of the common corner of Lots Nos. 205, 206, 221 and 222; continuing in the same direction 94 feet in all 343.4 feet to a point in Lot No. 222; thence southwardly 135 feet more or less to the northerly margin of Iroquois Avenue, as now located, said point being 100 feet east of the corner of Lots Nos. 206 and 221; thence with the northerly margin of said Iroquois Avenue, as now located westwardly 374.4 feet to the beginning.

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

The above-described property is conveyed subject to restrictive covenants and easements as of record in Book 1300, page 622,which apply to parts of Lots Nos. 205 and 206, and restrictive covenants of record in Book 1580, page 499, which apply to parts of Lots Nos. 221 and 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norma H. Warren by quit claim deed from Mitchum E. Warren, Jr., of record, at Instrument Number 20021113-0140807, Register's Office for Davidson County, Tennessee.

Said improved property is known as 620 Lynwood Boulevard, Nashville, Tennessee 37205.

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, has a good right to convey it, and that the same is unencumbered except (i) for the lien for real property taxes for the current year and subsequent years and (ii) as hereinabove set forth.

Grantor further covenants and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

MITCHUM E. WARREN, JR., as spouse of the Grantor, joins herein for the sole purpose of conveying any and all interest or rights he may have in the foregoing property by virtue of his marriage to Grantor or otherwise.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS our hands this 11th day of May, 2007.

Norma H. Warren
NORMA H. WARREN

Mitchum E Warren
MITCHUM E. WARREN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michelle R Krebs, a Notary Public of the State and County aforesaid, personally appeared NORMA H. WARREN, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of May, 2007.

Michelle Krebs
Notary Public

My Commission Expires:

9-20-08

MICHELLE R. KREBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michelle R Krebs, a Notary Public of the State and County aforesaid, personally appeared MITCHUM E. WARREN, JR., 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 foregoing instrument for the purposes therein contained.

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Notary Public

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MICHELLE R. KREBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR, WHO DECLINED TO OBTAIN TITLE INSURANCE, A TITLE SEARCH OR A SURVEY AND, THEREFORE, THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE PROPERTY DESCRIPTION OR STATE OF TITLE TO THE PROPERTY