THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Michael V. Holmes, Trustee 609 Dunston Drive Nashville, TN 37211	Same	Map: 133-13 Parcel: 20

Davidson County DEEDWARR
Recvd: 06/08/07 10:58 2 pgs
Fees:12.00 Taxes:0.00
20070608-0068832

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL V. HOLMES, Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey and transfer all of his right, title and interest in the property described below to MICHAEL V. HOLMES, Trustee, or his successors in trust, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003, Grantee. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING Lot No. 643 on the Plan of Caldwell Hall Subdivision, Section VII, as of record in Book 3300, page 19, Register's Office for said County as follows:

Said Lot No. 643 fronts 80 feet on the south side of Dunston Drive and extends back 150.7 feet on the west line and 145.3 feet on the east line, to a dead line in the rear on which it measures 80.3 feet thereon.

Being the same property conveyed to MICHAEL V. HOLMES and PATRICIA R. HOLMES, by deed from Caroline Embry, dated January 28, 1965, of record in Book 3867, page 868, Register's Office for Davidson County, Tennessee. The said Patricia R. Holmes having died on February 13, 2005, property title is vested solely in Michael V. Holmes.

This is improved property known as 609 Dunston Drive, Nashville, TN 37211.

This conveyance is made subject to any and all restrictive covenants, easements, and encumbrances of record, including any property taxes due and payable.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchase, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

WITNESS my hand this 7 TH day of JUNE, 2007.

Michael V. Holmes

Michael V. Holmes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael V. Holmes**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2007.

REGINA LEONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Regina Leone
NOTARY PUBLIC

My Commission Expires: 07-27-2009

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.