THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley & Havens, 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:

Stewart C. Ross & Sandra L. Ross,
Trustees of the Ross Family Trust
412 Shackleford Court
Nashville, Tennessee 37215

Send Tax Bills to: SAME

Map-Parcel Numbers: 131-3-223

Davidson County DEEDWARR
Recvd: 07/23/07 15:52 4 pgs
Fees:22.00 Taxes:0.00
20070723-0087449

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, Stewart C. Ross and Sandra L. Ross, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated January 26, 1990**, as amended and restated, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' 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.

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 Grantees.

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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of July, 2007.

Stewart C. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stewart C. Ross, 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 18th day of July, 2007.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Sandra L. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra L. Ross, 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 18th day of July, 2007.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

_____
Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 4 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stewart C. Ross and wife, Sandra L. Ross, by deed from Hammond & Brandt Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20061004-0123250, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050512-0053719, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20060303-0024723, Register's Office for DAVIDSON County, Tennessee.

By-Laws of record in Instrument No. 20060303-0024724, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20040917-0112313, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions, and Restrictions / Master Deed.

This is improved property known as 412 Shackleford Court, Nashville, Tennessee 37215.