| THIS DOCUMENT PREPARED BY<br><br>**JEFFREY MOBLEY**<br>Howard Mobley & Havens, PLLC<br>200 31st Ave., North Suite 100<br>Nashville, Tennessee 37203<br>(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 | |
|---|---|---|---|
| Elliott Wallace McNiel, Trustee<br>401 Leake Avenue<br>Nashville, TN 37205 | SAME | Map<br>Parcel | 116-14<br>60 |

## 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, Elliott Wallace McNiel, 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 **Elliott Wallace McNiel, Trustee of The Elliott Wallace McNiel Living Trust, established by the Revocable Trust Agreement of Elliott Wallace McNiel, dated October 25, 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: 11/01/07 08:58 3 pgs
Fees:17.00 Taxes:0.00
20071101-0128652

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 25th day of October, 2007.

**E. Elliott Wallace McNiel**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elliott Wallace McNiel, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 25th day of October, 2007.

My Commission Expires: 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. 42, 43, and 44, Block 3, on the plan of Courts of Belle Meade, of record in Book 547, page 141 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

BEING the same property conveyed to E. Elliott Wallace by deed of record, by George W. Bishop, III, Instrument 19991223-0306636, Register's Office of Davidson County, Tennessee.

E. Elliott Wallace is now known as Elliott Wallace McNiel.

This is improved property known as 401 Leake Avenue, Nashville, TN 37205.