Davidson County DEEDWARR
Recvd: 11/27/07 08:48 3 pgs
Fees:17.00 Taxes:0.00
20071127-0137413

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard Mobley & Havens, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Vaden M. Lackey, Jr., Trustee 104 Clarendon Avenue Nashville, Tennessee 37205	SAME	Map 116-6 Parcel 4

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, Nancy D. Lackey, 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 **Vaden M. Lackey, Jr., Trustee of The Nancy D. Lackey Living Trust, established by the Revocable Trust Agreement of Nancy D. Lackey, dated November 12, 2007**, as amended from time to time, and to his 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.

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 12th day of November, 2007.

Nancy D. Lackey

Nancy D. Lackey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy D. Lackey, 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 12th day of November, 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 in Davidson County, Tennessee, being a part of Lot 14 in Deerfield, a subdivision of part of the homeplace of Johnson Bransford and wife, a plan of which is of record in Book 547, pages 191 and 192, Register's Office for said County, and described according to a copy of a survey made by Hal R. Swann, Jr., dated June 13, 1964 as follows:

BEGINNING at the intersection of Clarendon Avenue and Harding Road; thence running along the east margin of Clarendon Avenue 477.4 feet to a stake (being 54 feet more or less from the southwest corner of Lot 14); thence running in an easterly direction parallel to and 50 feet from the south boundary of Lot 14, 126.1 feet to a stake; thence deflecting to the left 44 deg. 10' 56.6 feet to a stake; thence deflecting to the left 44 deg. 10' 182 feet to a stake; thence deflecting 22 deg. 30' to the left 107.6 feet to a stake; thence deflecting 13 deg. 50' to the right and running 177.5 feet to a stake in the south boundary line of Harding Road; thence running along the south boundary line of Harding Road 171.05 feet to the point of beginning.

Being property conveyed to Vaden Lackey, Jr. and wife Nancy D. Lackey by deed of record from Joanne Blackwood Ward, in Book 4586, page 560, Register's Office for Davidson County, Tennessee,

Also being the same property conveyed to Nancy D. Lackey by deed from Vaden M. Lackey, Jr. of record as Instrument No. 20071116-0134788, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Clarendon Avenue, Nashville, Tennessee 37205.