Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20071218-0145337

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley & Havens, PLLC 200 31st Avenue, 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Mozelle M. Rottero & Ray A. Rottero, Trustees 4220 Grays Point Road Joelton, Tennessee 37080	SAME	Map P/O 29 Parcel 49

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, Mozelle M. Rottero, 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 **Mozelle M. Rottero and John D. Rottero, Trustees of The Mozelle M. Rottero Living Trust, established by the Revocable Trust Agreement of Mozelle M. Rottero, dated December 6, 2007**, as amended from time to time, 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 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 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 Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of December, 2007.

Mozelle M. Rottero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mozelle M. Rottero, 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 6th day of December, 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

LYING and being in the 14th Civil District formerly the 24th Civil District of Davidson County, being known as Tract No. 4 of the property of William Minton Parrish and wife, and described according to a copy of the survey thereof made by C. J. Carney, Surveyor, July 28, 1956 as follows:

BEGINNING in the center line of Gray's Point Road at the corner of tracts 4 and 5, thence North 5° West, 550.8 feet to an iron pin; thence, North 45°, 45' West, 341.2 feet to an iron pin; thence, North 12° east, 793 feet to an iron pin; thence, North 12° East 95 feet to an iron pin; thence, North 48° East, 425 feet to an iron pin; thence, North 65°, 30' East, 33 feet to an iron pin in the center line of Spring Branch; thence, continuing with said Branch, South 24°, 30' East, 297 feet, South 45°, 30' East, 264 feet, South 88° East, 92.5 feet to the Northwest corner of the C.D. Cole property; thence, with Cole's line along a fence South 11°, 15' East, 1,343 feet to an iron pin which is North of the North margin of Gray's Point Road; thence, South 77°, 45' West, partly along the center line of Gray's Point Road, 996 feet to the corner of tracts 4 and 5, the point of beginning, containing 37.35 acres more or less.

Included in the aforementioned description but expressly excluded for the purpose of this conveyance is the following described property in which Ray A. Rottero and wife, Mozelle McMahan Rottero retain their existing tenancy by the entirety:

> LAND in the 14th Civil District of Davidson County, Tennessee, said tract is a portion of Tract 4 of the property conveyed to Ray A. Rottero and wife, Mozelle McMahan Rottero by William Minton Parrish and wife, Violet Reich Parrish, by deed of record in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee:
>
> BEGINNING at an iron pin (old) in the North margin of Grays Point Road, said pipe being the most Southeast corner of Ray Rottero as appears in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee and also being the most Southwest corner of Howard Holland as appears in Deed Book 4465, page 622, Register's Office for Davidson County, Tennessee and continuing as follows: with the North margin of Grays Point Road N. 85° 15' .09" West 100.36 feet to a point, S. 87° 03' 53" West 113.00 feet to a point and S. 84° 14' 36" W. 169.79 feet to an iron pin (new), a new corner to Mozelle Rottero, thence with a **new line to Rottero, N. 14° 36' 58" W. 316.93 feet to an iron pin (new), and N. 40° 10' 18" East 599.40 feet to an iron pin (new), a new corner to Rottero in the line of Howard Holland, thence with the West line of Holland, S. 5° 43' 05" East 753.93 feet to the point of beginning containing 5.02 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd., Springfield, Tennessee, dated December 3, 1993.**

BEING the same property conveyed to Mozelle M. Rottero by deed from her husband, Ray A. Rottero, of record in Book 9204, page 665 Register's Office for Davidson County, Tennessee.