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 owner:	Send Tax Bills to:	Map-Parcel Numbers	
Karen C. Roberts, Trustee 1034 Edwin Warner Drive Nashville, Tennessee 37205	SAME	ID Map Parcel	7D36371 12908 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, Karen C. Roberts, 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 **Karen C. Roberts, Trustee of The Karen C. Roberts Living Trust, established by the Revocable Trust Agreement of Karen C. Roberts, dated December 7, 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: 12/20/07 14:00 3 pgs
Fees:17.00 Taxes:0.00
20071220-0146233

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 7th day of December, 2007.

Karen C. Roberts

Karen C. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen C. Roberts, 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 7th 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

KC

EXHIBIT A

Legal Description

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

Being Lot No. 273 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, page 12, 13 and 14.

Said Lot No. 273 fronts 128.04 feet on the southerly side of Edwin Warner Drive and extends back 143.13 feet on the easterly side and 151.2 feet on the westerly side, to a broken line in the rear measuring 86.14 feet thereon.

Being the same property conveyed to Rex H. Roberts and wife Karen C. Roberts by deed from Joseph D. Broadhurst, Jr. and wife, Nancy C. Broadhurst, of record in Book 4845, page 355, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Karen C. Roberts by deed from Rex H. Roberts of record as Instrument No. 20071212-0143257, Register's Office for Davidson County, Tennessee.

This is improved property known as 1034 Edwin Warner Drive, Nashville, Tennessee 37205.