Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20080115-0004349

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, 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:	Send Tax Bills to:	Map-Parcel Numbers	
Lenora Hamilton Johnson, Trustee P. O. Box 158385 Nashville, TN 37215	SAME	Map Parcel	117-13-B 144

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, Lenora Hamilton Johnson, 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 **Lenora Hamilton Johnson, Trustee of The Lenora Hamilton Johnson Living Trust, established by the Revocable Trust Agreement of Lenora Hamilton Johnson, dated August 15, 2006**, 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.

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.

L. H. Johnson and Lenora Hamilton Johnson are one and the same person.

WITNESS my hand this 11 day of January, 2008.

Lenora Hamilton Johnson

Lenora Hamilton Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lenora Hamilton Johnson, 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 11th day of January, 2008.

Notary Public

My Commission Expires: May 2, 2011

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

EXHIBIT A

Legal Description

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

Lot No. 709, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, as corrected by Plat of Correction of record as Instrument No. 20020305-0027572, and as corrected by Instrument of Correction of record in Inst. 20020828-0104512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed to L. H. Johnson, from Landstar Development, LLC, a Tennessee limited liability company, William N. Adkins, Chief Manager of record in Instrument No. 20021212-0153605, Register's Office for Davidson County. Tennessee.

This is improved property located at 709 Overton Park, Nashville, Tennessee 37215.