Davidson County DEEDWARR
Recvd: 04/07/08 08:17 3 pg
Fees:17.00 Taxes:0.00
20080407-0034604

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 owner:	Send Tax Bills to:	Map-Parcel Numbers
Nealya Parish Ballantine, Trustee 1600 Nottingham Place Nashville, Tennessee 37221	SAME	Map 42-16A Parcel 103

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, Nealya Parish Ballantine, 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 **Nealya Parish Ballantine, Trustee of The Nealya Parish Ballantine Living Trust, established by the Revocable Trust Agreement of Nealya Parish Ballantine, dated April 2, 2008**, 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.

WITNESS my hand this 2nd day of April, 2008.

Nealya Parish Ballantine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nealya Parish Ballantine, 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 2nd day of April, 2008.

My Commission Expires:

JEFFREY MOLEY
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, more particularly described as follows:

Being Lot No. 103 on the Plan of Devon Park, Phase Three, as shown on plat of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurence E. Ballantine and Nealya B. Parish, by deed from Gloria Brantly and husband, Edmund Brantly, of record in Book 11014, page 944, said Register's Office. The said Nealya B. Parish is now known as Nealya B. Parish Ballantine. The said Laurence E. Ballantine and Laurence E. Ballantine, Jr. are one and the same person.

Also being the same property conveyed to Nealya B. Parish Ballantine by Quitclaim Deed from Laurence E. Ballantine, Jr., of record as Instrument No. 20041101-0131122, Register's Office for Davidson County, Tennessee.

This is improved property known as 1600 Nottingham Place, Nashville, Tennessee 37221.