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:

Warren Phillips, Trustee
2802 Westmoreland Drive
Nashville, Tennessee 37212-4715

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 104-11
Parcel 222

Davidson County DEEDWARR
Recvd: 06/19/08 09:27 3 pgs
Fees:17.00 Taxes:0.00

20080619-0063059

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, A. Warren Phillips, III, 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 **Warren Phillips, Trustee of The Warren Phillips Living Trust, established by the Revocable Trust Agreement of Warren Phillips, dated June 12, 2008**, 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 June, 2008.

A. Warren Phillips, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Warren Phillips, III, 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 June, 2008.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

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

BEING the southeasterly part of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 29 fronts 82.0 feet on the westerly margin of Westmoreland Drive and runs back 115.0 feet on the southeasterly line and 121.7 feet on the northerly line to a line in the rear which measures 40.7 feet thereon.

BEING the same property conveyed to A. Warren Phillips, III, by deed from Michael J. McEvoy and wife, Tracey K. McEvoy, of record as Instrument No. 20031105—0162669, Register's Office for Davidson County, Tennessee.

This is improved property known as 2802 Westmoreland Drive, Nashville, Tennessee 37212-4715.