Davidson County DEEDWARR
Recvd: 07/02/08 09:15 4 pgs
Fees:22.00 Taxes:0.00
20080702-0068173

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, 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
Nancy C. Crabtree, Trustee 6150 Jocelyn Hollow Road Nashville, Tennessee 37205	SAME	115 16 0 Parcel 42 131-1-D Parcel 102 117-3-B Parcel 28

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, Nancy C. Crabtree, 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 **Nancy C. Crabtree, Trustee of The Nancy C. Crabtree Living Trust, established by the Revocable Trust Agreement of Nancy C. Crabtree, dated June 26, 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 26th day of June, 2008.

Nancy C. Crabtree

Nancy C. Crabtree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy C. Crabtree, 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 26th day of June, 2008.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A

Legal Description

PARCEL 1: 6150 Jocelyn Hollow Road Map and Parcel 115-16-42

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

Being Lot No. 13 on the Plan of West Meade Farms, Inc. Section "A", as of record in Plat Book 1424, Page 143, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy C. Crabtree by deed from Stephen E. Crabtree of record in Book 11018, Page 295, said Register's Office.

This is improved property known as 6150 Jocelyn Hollow Road, Nashville, Tennessee 37205.

PARCEL 2: Georgetown Condominiums Condo Map and Parcel 131-1-D 102

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

Being Unit No. 102 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .329% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 14 T.

Being the same property conveyed to Samuel Walker Choppin and Nancy C. Crabtree, as tenants in common, each owning an undivided 19/100 interest, by deed from Evelyn G. Choppin, their mother, of record in Book 10735, Page 877, Register's Office for Davidson County, Tennessee.

The last conveyance of record concerning this subject property is a deed of record in Book 10760, Page 333, Register's Office for Davidson County, Tennessee.

Evelyn G. Choppin is deceased as of June 18, 2007.

PARCEL 3: Villager Condominiums Condo. Map and Parcel 117-3-B-28

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

Unit NO. B-12, Parcel No. 28, in a Horizontal Property Regime, which is located on the Revised Plat of the Villager, of record in Book 5200, page 201, Register's Office for said County, to which reference is here made.

Being the same property conveyed to the Evelyn G. Choppin Living Trust, established by the Revocable Trust Agreement of Evelyn G. Choppin, dated January 14, 1998, of record in Book 10760, Page 333, Register's Office for Davidson County, Tennessee.

The last conveyance of record concerning this subject property is a deed of record in Book 10760, Page 333, Register's Office for Davidson County, Tennessee.

Evelyn G. Choppin is deceased as of June 18, 2007.