TENNESSEE WARRENTY DEED
(Reserved Life Estate)

Davidson County DEEDWARR
Recvd: 07/30/08 15:19 2 pg
Fees:12.00 Taxes:0.00

20080730-0078250

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater

For this transfer is $10.00

Stephanie Babb
Affiant

Subscribed and Sworn to Before Me
this the 30 day of July 2008

Notary Public

My commission expires: _____
(Seal)

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. JULY 25, 2009

Recording Requested by and Deed prepared by:

Jean L. Byassee
210 25th Avenue, North
Suite 1010
Nashville, TN 37203

Parcel 59-14

Map 128

New Owner:
Stephanie Babb Children's Trust
756 Ringgold Drive
Nashville, Tn 37207

Return recorded deed to above address

Send Tax Bills to:
Cedent Mortgage Corporation
3000 Leadenhall Road
Mount Laurel, NJ 08054

KNOW ALL MEN BY THESE PRESENTS that Stephanie Babb, hereinafter "Grantor", for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to the Stephanie Babb Children's Trust, benefiting Taylor and Tyler Babb, the terms of which Trust are more fully set forth in the Will of Grantor, her entire right, title and interest, both present and in the future as may be acquired, subject to the life estate in Grantor, with the equity in the property to transfer each year no more than would be exempt from gift tax for any given year with the entire balance, if any, to transfer upon my death. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Being a tract of land lying in Davidson County, Tennessee, BEING Lot No. 60 on the Plan of Hayes Manor, Section 1, of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being described as Beginning on the northly margin of Ringgold Drive at the corner of Lot Nos. 60 & 86; thence with said Drive, southwesterly 75 feet to a monument; thence around a curve in a northwesterly direction 39.27 feet to a monument in the northeasterly margin of Atwell Drive; continuing northwesterly with said Drive, 66 feet to the corner of Lot Nos. 60 and 61; thence northeasterly along the line of said lots 108.7 feet to a corner of Lot Nos. 60 & 86; thence southeasterly along the line of said lots, 112 feet to the beginning.

Being the same property conveyed to Stephanie R. Babb from Faye Grace Byrd of record in Instrument 20010705-007967, recorded on July 5, 2001, Register's Office for Davidson, County, Tennessee.

Grantor reserves to herself the exclusive possession, use and enjoyment in her own right of rents, issues and profits of the real property and every part and portion thereof, during the term of her natural life, until the Grantor's death.

This instrument and the interest hereby released is subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 30 day of July, 2008.

Grantor:

Stephanie Babb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Babb, with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 30 day of July, 2008.

Notary Public:

My Commission Expires:

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. JULY 25, 2009