Davidson County DEEDWARR
Recvd: 08/15/08 12:04 3 pg
Fees:17.00 Taxes:0.00

20080815-0084059

State of Florida
County of Marion

The actual consideration or value, whichever is greater, for this transfer is $10.00

DANIEL D. GRIFFIN, SR.

REGINA M. GRIFFIN

Subscribed and sworn to before me, this 30 day of July 2008.

Notary Public State of Florida
R William Futch
My Commission DD403201
Expires 05/20/2009

Notary Public, State of Florida
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Danny Griffin, Sr.
4935 N.W. 135 Street
Reddick, FL 32686

Address of New Owners
4935 N.W. 135th Street
Reddick, FL 32686

Send Tax Bills To New Owners:
Regina M. Griffin, Trustee of the
Regina M. Griffin Revocable Living
Trust Dated July 13, 2006
4935 N.W. 135th Street
Reddick, FL 32686

~~Map-Parcel Numbers~~
~~Map 091 5, Part of~~
~~Parcel 147~~

MAP & Parcel
091050C75400C0

WARRANTY DEED TO
TRUSTEE UNDER REVOCABLE LIVING TRUST

THIS INDENTURE, made this 30 day of July, 2008, between **DANIEL D. GRIFFIN, SR. and REGINA M. GRIFFIN, his wife,** Grantors, whose post office address is 4935 N.W. 135th Street, Reddick, Florida, 32686 and **REGINA M. GRIFFIN, as Trustee of the REGINA M. GRIFFIN REVOCABLE LIVING TRUST DATED JULY 13, 2006,** whose post office address is 4935 N.W. 135th Street, Reddick, Florida, 32686, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 ($10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS IS IMPROVED PROPERTY KNOWN AS 754 VERNON AVENUE, NASHVILLE, TENNESSEE 37209.

TOGETHER, with all the tenanments, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, with the appurtenances upon the Trust and for the purposes set forth in this Deed and in the REGINA M.. GRIFFIN REVOCABLE LIVING TRUST DATED JULY 13, 2006.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2007.

Grantor and Grantee are used for singular or plural, as context requires.

REGINA M. GRIFFIN shall have the independent power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this Deed.

If REGINA M. GRIFFIN cannot continue to serve as Trustee, then the Successor Trustee shall be DANIEL D. GRIFFIN, SR.

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this Deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantors possess in the above described real property; any deed, mortgage, or other instrument executed by the Trustees shall convey all rights or interests of the Grantors including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person and placed of record in the aforementioned county.

A. The written resignation of the prior Trustee sworn to and acknowledged before a Notary Public.

B. A certified death certificate of the prior Trustee.

C. The Order of a Court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason.

D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.

E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantor sworn to and acknowledged before a Notary Public.

The interest of the Beneficiaries under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no Beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence (as to all):

Karen A. David
Karen A. David Witness
(Print Name)

Melissa Smeck
Melissa Smeck Witness
(Print Name)

GRANTORS:

DANIEL D. GRIFFIN, SR.

Regina M. Griffin
REGINA M. GRIFFIN

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DANIEL D. GRIFFIN, SR. and REGINA M. GRIFFIN, his wife, known to me (YES ✓ or NO_____) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of July, 2008.

Notary Public State of Florida
R William Futch
My Commission DD403201
Expires 05/20/2009

(Print Name)
Notary Public, State of Florida

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 754 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

SOT 20070102000022

Being part of the same property conveyed to Vernon Avenue Partners, LLC, a Tennessee limited liability company by Deed from Henry Sender, Lee Kraft, Executor and Trustee under the Will of Joe Kraft, Deceased and Lauren Sender, now Cooper, of record in Instrument No. 20041012-0122803, dated October 7, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20061024-0131877, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.