WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15 DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02732 MORLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Millicent D. Morley	~~MERS~~ CitiMortgage	131-09-0A-004.00 CO
206 Sheffield Place	1000 Technology Dr	
Nashville, TN 37215	O'Fallon, MO 63368	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN B ZELLARS JR., SUCCESSOR TRUSTEE OF THE PAMELA JEAN COLLINS LIVING TRUST ESTABLISHED MARCH 30, 2007

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MILLICENT D. MORLEY, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 206 Sheffield Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on the 15th day of August, 2008.

John B Zellars Jr., Successor Trustee of The Pamela Jean Collins Living Trust Established March 30, 2007

BY: John B. Zellars Jr. Successor Trustee
John B Zellars Jr. Successor Trustee

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, John B Zellars, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Successor Trustee of THE PAMELA JEAN COLLINS LIVING TRUST ESTABLISHED MARCH 30, 2007, the within named barganor, a TRUST, and that John B Zellars, Jr, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Decatur (City), GA (State), this 12 (Date) day of August, 2008.

Notary Public

My Commission Expires: 10-29-2010

Davidson County DEEDWARR
Recvd: 08/19/08 10:08 2 pgs
Fees: 13.00 Taxes: 1524.40

20080819-0085089

TIMOTHY J SMITH
NOTARY PUBLIC
DeKalb County, GA

TIMOTHY J SMITH
Notary Public
Dekalb County
State of Georgia
My Commission Expires Oct 29, 2010

EXHIBIT A - LEGAL DESCRIPTION

Located in Davidson County, Tennessee, being Unit No. 4, Limited Common Element #4 of Sheffield Condominiums, of record in Plat Book 5200, Page 348; and as shown on Master Deed of record in Book 5774, Page 280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Midtown 1031 Exchange Services, Inc., Qualified Intermediary for The Pamela Collins Living Trust, by Quitclaim Deed from Pamela Jean Collins, Trustee of the Pamela Jean Collins Living Trust Established March 30, 2007, dated May 11, 2007, recorded in Instrument No. 20070514-0057553, Register's Office for said County. Being further conveyed to John B. Zellars, Jr., Successor Trustee of the Pamela Jean Collins Living Trust Established March 30, 2007, by Quitclaim Deed from Midtown 1031 Exchange Services, Inc., Qualified Intermediary for the Pamela Collins Living Trust, dated July 30, 2008, recorded in Instrument No. 20080805-0080372, Register's Office for Davidson County, Tennessee.

Pamela Jean Collins having since died March 28, 2008.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.