THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Dorothy J. Zorica, Trustee 421 Landon Drive Nashville, TN 37220	Same	Map/Parcel: 146-16 136

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dorothy Jean Zorica,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dorothy J. Zorica, Trustee** of the **Dorothy J. Zorica Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 122 on the Plan of Brentwood Hall, Section V, as of record in Book 2133, page 127, Register's Office for said County. Said Lot No. 122 fronts 96.0 feet on the southerly side of Landon Drive and runs back between lines 186.7 feet on the westerly line and 190.0 feet on the easterly line to a dead line in the rear on which it measures 127.0 feet.

Being the same property conveyed and quitclaimed to Joseph Zorica and wife, Dorothy Jean Zorica, as tenants by the entirety by Quitclaim Deed from Joseph Zorica, of record in Instrument No. 20041203-0144157, Register's Office for Davidson County, Tennessee. The said Joseph Zorica having since died, property title is vested solely in Dorothy Jean Zorica.

This conveyance is made subject to

(1) A10-foot easement for public utilities along rear of premises;
(2) Anchor easement at northeast corner of premises;
(3) 40-foot building setback line from Landon Drive;
(4) Conditions of owners certificate, as shown on plan of record in Book 2133, page 127, Register's Office for Davidson County; and
(5) Any and all further restrictions, easements, encumbrances, and covenants of record.

Davidson County DEEDWARR
Recvd: 09/05/08 10:18 4 pgs
Fees:22.00 Taxes:0.00
20080905-0091062

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, assigns and representatives forever. And the undersigned does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 3 day of Sept., 2008.

Dorothy Jean Zorica

Dorothy Jean Zorica

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Jean Zorica**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 3RD day of SEPTEMBER, 2008.

REESHA LEONA LINDSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 07/15/2009

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

CERTIFICATE OF TRUST

The undersigned grantor hereby certifies the following:

1. This Certificate of Trust relates to the DOROTHY J. ZORICA REVOCABLE LIVING TRUST (the "trust") created by trust agreement (the "trust agreement") executed by DOROTHY J. ZORICA.

2. This is a revocable trust.

3. The name of the grantor is DOROTHY J. ZORICA.

4. The name of the original trustee is DOROTHY J. ZORICA. This authority is provided by the following provision in the Declaration of Trust: "I hereby designate myself as the primary trustee of this trust. I may exercise dominion and control over any and all of the trust assets."

5. The name and address of each trustee empowered to act under the trust agreement at the time of the execution of this Certificate of Trust is:

Primary:	DOROTHY J. ZORICA 421 Landon Dr. Nashville, Tennessee 37220
Successor:	LOUISE A. KELLEY, JOANNE ZORICA, and CATHERINE J. CULPEPPER

Authority of the successor trustee(s) is provided by the following provisions in the Declaration of Trust: "I designate LOUISE A. KELLEY, JOANNE ZORICA and CATHERINE J. CULPEPPER as the co-successor trustees of this trust. If a co-successor trustee is unable or unwilling to act, the remaining co-successor trustee(s) shall serve with all rights and responsibilities originally given to all co-successor trustees. My co-successor trustees are to assume the duties as trustees hereunder upon my resignation, death, or disappearance, or if I am certified in writing to be incompetent as provided under Article Five of this Declaration of Trust. Except as otherwise specified within the provisions of this Declaration of Trust, in the event of my incompetency or resignation, my co-successor trustees are to use the income and assets of this trust exclusively for my health, education, support, and maintenance."

6. Trust assets should be titled in the name of the DOROTHY J. ZORICA REVOCABLE LIVING TRUST.

7. The trustee(s) are authorized by the trust agreement to have all the rights, powers and authority to deal with and manage the assets of this trust that an individual owner would have if there were no trust and the trustee(s) were acting as legally competent individual(s) dealing with their own property. This includes, but is by no means limited to the right to borrow against or pledge any of the trust assets, including the right to mortgage real estate and margin stocks or other securities owned by the trustee(s)

of the trust. This includes all powers now or hereafter conferred upon trustee(s) by applicable state law, and also those powers appropriate to the orderly and effective administration of the trust.

8. The undersigned conveyed to the trust her real estate located in Davidson County, State of Tennessee.

9. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the trust agreement or amendments to it that limit the powers of the trustee(s) to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property, that would create liability for any third party relying on this document as authorization for trustee(s)' authority.

10. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This Certificate of Trust is being signed by all currently acting trustees of the trust.

Dorothy J. Zorica
DOROTHY J. ZORICA

STATE OF TENNESSEE)
) **SS:**
COUNTY OF DAVIDSON)

Personally came before me this 3rd day of SEPT., 2008, the above named DOROTHY J. ZORICA, to me known to be the person who executed the foregoing instrument and acknowledged the same.

REESHA LEONARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Reesha Leonard
Notary Public
Davidson County, Tennessee
My Commission Expires: 07/25/2009

This instrument was drafted by:
Christian S. Hofstetter, Attorney-at-Law
95 White Bridge Rd., Suite 505, Nashville, Tennessee 37205-1490