THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 signingdate 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Leslie M. Grote, Trustee 108 Clarendon Avenue Nashville, Tennessee 37205	SAME	Map 116 10 0 Parcel 010.00

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, Leslie M. Grote, 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 **Leslie M. Grote, Trustee of The Leslie M. Grote Living Trust, established by the Revocable Trust Agreement of Leslie M. Grote, dated January 9, 2009**, 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.

Davidson County DEEDWARR
Recvd: 01/15/09 09:00 4 pgs
Fees:22.00 Taxes:0.00
20090115-0003796

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 Grantees.

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 9th day of January, 2009.

Leslie M Grote

Leslie M. Grote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie M. Grote, 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 9th day of January, 2009.

My Commission Expires: _____

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

Jeffrey A. Mobley

Notary Public

EXHIBIT A

Legal Description

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

TRACT 1:
Being all of Lot 13 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Book 547, pages 191 and 192, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the westerly portion of Lot 12 on said Plan of Deerfield; said portion of Lot 12 adjoins said Lot 13 on the east and fronts five (5) feet on the north side of Clarendon Avenue and extends back in a northerly direction between lines 245.5 feet, more or less, to the rear line of Lot 6 of said Plan, measuring three (3) feet on said rear line.

TRACT 2:
Being part of Lot 12 on the Plan of Deerfield, a subdivision of pan of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins at a point in the northerly margin of Clarendon Avenue, 5 feet east of the common corner of Lots 12 and 13 in said Plan; running thence easterly along the northerly margin of Clarendon Avenue 20 feet to a point, which point is 90 feet west of the common corner of Lots 11 and 12 in said Plan; thence northerly 236 feet, more or less, to a point in the rear line of Lot 12, which point is 77 feet west of the common corner of Lots 11 and 12 in said Plan; thence westerly along the rear line of said Lot 12. 20 feet to a point, which point is 3 feet east of the northwest corner of said Lot 12; thence southerly 245.5 feet more or less, to the point of beginning.

TRACT 3:
Being part of Lot 12 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins on the easterly side of Clarendon Avenue at a point 190 feet west of the easterly line of Lot 11; said point also being 25 feet east of the easterly line of Lot 13, running thence in a straight line in a northeasterly direction 241 feet more or less to a point in the rear line of Lot 12, said point being 47 feet west of the westerly line of Lot [1 and running thence with the rear line of Lot 12 in a westerly direction 30 feet to a point, said point being 23 feet east of the easterly line of Lot 13 and the northeastern corner of Tract 2; thence in a straight line in a southerly direction 241 feet more or less, to the point of beginning.

Being the same property conveyed to Leslie M. Grote by deed from Sam H. Poteet, Jr., Trustee, with full power, by deed from Lisa Fulcher Spiva, Power of Attorney of record as instrument No. 200207170086337, Deed of records as instrument 20020717-0086338, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Clarendon Avenue, Nashville, Tennessee 37205.