Davidson County DEEDWARR
Recvd: 01/29/09 15:38 3 pgs
Fees:17.00 Taxes:0.00
20090129-0007857

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st 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 owner:

Lynn M. McCraney, Trustee
485 Dry Creek Road
Goodlettsville, Tennessee 37072

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 025-000
Parcel 132.00

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, Lynn M. McCraney, 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 **Lynn M. McCraney, Trustee of The Lynn M. McCraney Living Trust, established by the Revocable Trust Agreement of Lynn M. McCraney, dated September 16, 2008**, 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.

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 Grantee.

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 22nd day of January, 2009.

Lynn M. McCraney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn M. McCraney, 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 22nd day of January, 2009.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

LAND located in the 10th Civil District of Davidson County, Tennessee, and that property conveyed to Lynn McCraney Inst. No. 20040720, PG 86390 R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker TN. Lic. No. 1465 dated 08-24-04 as follows:

Beginning at an iron pin in the northerly margin of Dry Creek Road; said pin being the most southwesterly corner of herein described tract; thence now leaving said margin N 30 09' 45" E, 966.70' to a existing iron pin; thence S. 49 19' 10" E, 403.14' to a existing iron pin; thence S 36 19' 39" W, 1019.22' to a existing iron pin in the northerly margin of said Dry Creek Road; thence with said margin and a curve to the right (I= 18 12' 21", R= 962.00', CB= N 37 26' 49" W, 304.39'), L= 305.68' to a existing iron pin; thence N. 21 52' 54" W, 6.94' to the point of beginning containing 7.949 acres.

Also being the same property conveyed to Lynn McCraney by deed from The James E. Shoemake and L. Faye W. Shoemake Revocable Living Trust, James E. Shoemake, and L. Faye W. Shoemake, Trustees, of record in Instrument 20040903-0106886 in Register's office for Davidson County, Tennessee.

This is unimproved property known as Dry Creek Road, Goodlettsville, TN 37072.