Davidson County DEEDWARR
Recvd: 02/02/09 09:31 5 pgs
Fees:27.00 Taxes:0.00

20090202-0008514

This Instrument was prepared by:
Sheila M. O'Boyle, Attorney At Law
2333 Birchfield Street
Simi Valley, CA 93065

SPECIAL WARRANTY DEED

FROM: DENNIS DARREL ECKEL and LOREN LEE ECKEL, Trustees of THE ECKEL TRUST dated March 18, 1991

TO: DENNIS D. ECKEL and MARIA R. ECKEL, Trustees of the DENNIS D. & MARIA R. ECKEL FAMILY REVOCABLE TRUST dated November 18, 2004

Address of New Owners As Follows:	Send Tax Bills To:	Map/Parcel Numbers
DENNIS D. ECKEL & MARIA R. ECKEL, Trustees 94 Birch Avenue Clovis, CA 93611	SAME	Map 147, Parcel 15.01

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

The actual consideration for this transfer is $1,025,000.

Subscribed and sworn to (or affirmed) before me on this27th day of January, 2009, by DENNIS DARREL ECKEL and LOREN LEE ECKEL, proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

SHEILA M. O'BOYLE
Commission # 1811505
Notary Public - California
Ventura County
My Comm. Expires Aug 29, 2012

My Commission Expires: August 29, 2012

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, DENNIS DARREL ECKEL and LOREN LEE ECKEL, Trustees of THE ECKEL TRUST dated March 18, 1991 (hereinafter collectively called the "Seller") by those presents does transfer, sell and convey unto DENNIS

D. ECKEL and MARIA R. ECKEL, Trustees of the DENNIS D. & MARIA R. ECKEL FAMILY REVOCABLE TRUST dated November 18, 2004, (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of the Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above referenced property is conveyed subject to the matters set forth in Exhibit B attached hereto and incorporated herein by reference. This is improved property located at 341 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against all lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 27th day of January, 2009.

SELLERS:

DENNIS DARREL ECKEL, Trustee of THE ECKEL FAMILY TRUST dated March 18, 1991

LOREN LEE ECKEL, Trustee of THE ECKEL FAMILY TRUST dated March 18, 1991

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

On January 27, 2009, SHEILA M. O'BOYLE, Notary Public for the state of California, personally appeared DENNIS DARREL ECKEL and LOREN LEE ECKEL, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

My Commission Expires: August 29, 2012

SHEILA M. O'BOYLE
Commission # 1811505
Notary Public - California
Ventura County
My Comm. Expires Aug 29, 2012

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, on the Plan of Wallace Clinic, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Being the same property conveyed to DENNIS D. ECKEL and MARIA R. ECKEL, Trustees of the DENNIS D. & MARIA R. ECKEL FAMILY REVOCABLE TRUST dated November 18, 2004 and ETHEL V. ECKEL, Trustee of THE ECKEL TRUST dated March 18, 1991, as equal tenants in common, in Instrument No. 20070509-0055945, Register's Office of Davidson County.

DENNIS DARREL ECKEL and LOREN LEE ECKEL were the Affiants, Heirs and Co-Trustees named in the AFFIDAVIT AS TO HEIRS recorded as Instrument No. * 20090202-0008513, Register's Office of Davidson County.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2009, a lien, not yet due and payable.

2. Easement and Road Maintenance Agreement of record in Book 7966, page 31, said Register's Office.

3. Storm Water Detention Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7674, page 362, said Register's Office.

4. All matters shown on Plat recorded in Book 6050, page 414, said Register's office.