Davidson County DEEDWARR
Recvd: 02/24/09 13:13 4 pgs
Fees:22.00 Taxes:0.00
20090224-0016162

GENERAL WARRANTY DEED
(waiving marital rights)

THIS INDENTURE, made and entered into this 20th day of January, 2009, by and between **BETTY J. COTNER and GARY E. COTNER, by BETTY J. COTNER, his attorney-in-fact, pursuant to Power of Attorney executed on July 7, 2008, and recorded in the Office of the St. Louis County Recorder of Deeds, husband and wife**, of the County of St. Louis, State of Missouri, Grantors, and **BETTY J. COTNER, Trustee of the BETTY COTNER TRUST DATED JANUARY 20, 2009,** a revocable trust, Grantee, whose mailing address is 14 Brookmill Lane, Chesterfield, Missouri 63017.

WITNESSETH, that the Grantors, in consideration of the sum of One Dollar ($1.00), paid by the said Grantee, the receipt of which is hereby acknowledged does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, her heirs and assigns, the following described Real Estate lying, being and situated in the County of Davidson, State of Tennessee to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Map & Parcel number: 86-9-45.00

Further, the **Grantor GARY E. COTNER** does hereby waive any and all marital rights that he now has with regard to the above mentioned real estate so that any future deed signed by the Grantee will be sufficient to convey full fee simple ownership in said real estate without the need for his signature on any document of conveyance.

To have and to hold, the premises aforesaid, together with all and singular the rights, privileges, appurtenances, immunities and improvements thereto belonging or in any way appertaining unto the said Grantee and unto her heirs and assigns FOREVER, the said Grantors hereby covenanting that their heirs, executors and administrators shall and will WARRANT AND DEFEND the title to the aforesaid premises unto the said Grantee and unto her heirs and assigns FOREVER, against the lawful claims and demands of all persons whomsoever, excepting taxes for the year 2009 and thereafter.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Betty Cotner

BETTY J. COTNER, Grantor

Gary E Cotner by POA Betty Cotner

GARY E. COTNER, by BETTY J. COTNER, his attorney-in-fact, pursuant to Power of Attorney executed on July 7, 2008, and recorded in the Office of the St. Louis County Recorder of Deeds

STATE OF MISSOURI)
) SS.
COUNTY OF ST. CHARLES)

On this 20th day of January, 2009, before me personally appeared **BETTY J. COTNER**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

"NOTARY SEAL"
Michael C. Weeks, Notary Public
St. Charles County, State of Missouri
My Commission Expires 5/20/2012
Commission Number 08381171

Notary Public
My Commission Expires: 5/20/2012

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

BETTY J. COTNER being first duly sworn, on her oath states that she is the person to whom **GARY E. COTNER** gave power of attorney, executed on July 7, 2008 and recorded in the Office of the St. Louis County Recorder of Deeds; and that said affiant knows of her own knowledge that on the 20th day of January, 2009, the said **GARY E. COTNER** was alive, and that said power of attorney has not been revoked.

SUBSCRIBED AND SWORN to before me this 20th day of January, 2009.

Notary Public:
My Commission Expires: 5/20/2012

"NOTARY SEAL"
Michael C. Weeks, Notary Public
St. Charles County, State of Missouri
My Commission Expires 5/20/2012
Commission Number 08381171

CURRENT MAILING ADDRESS of owner or person to whom assessment notices, tax bills and other correspondence are to be sent regarding the real estate described in this instrument:

Betty J. Cotner, Trustee
14 Brookmill Lane
Chesterfield, Missouri 63017

This Instrument was prepared by:

Rudy D. Beck & Associates, P.C.
Michael C. Weeks, Attorney at Law
2777 West Clay Street
St. Charles Missouri 63301

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 53, LAKESIDE WOODS ESTATES, SECTION THREE, as shown on plat of record in Plat Book 7900, Pages 218-220, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Cotner and wife, Betty Cotner by Warranty Deed from Durwin C. Ramsey, unmarried, recorded on the 16th day of August, 2006 in Instrument No. 20060816-0101023, in the Register's Office of Davidson County, Tennessee. Scrivenor's Affidavit recorded on July 22, 2008 in Instrument No. 20080722-0074966 to correct original vesting. Vesting is now David Cotner, unmarried and Betty Cotner, married.