Davidson County DEEDWARR
Recvd: 02/24/09 14:30 3 pgs
Fees:17.00 Taxes:0.00
20090224-0016234

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Lorien Y. Sites & John C. Sites, Trustees 4705 Benton Smith Road Nashville, Tennessee 37215	SAME	Map 131-15- 0 Parcel 051.00

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, Lorien Y. Sites, 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 **Lorien Y. Sites and John C. Sites, Trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated December 3, 2008**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this ~~3rd~~ 28th day of ~~December, 2008~~ January, 2009.

Lorien Y. Sites

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorien Y. Sites, 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 ~~3rd~~ 28th day of ~~December, 2008~~ January, 2009.

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 21, 2009

Notary Public

EXHIBIT A

Legal Description

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

BEING Lot No. 25, on the Plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, page 154, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John C. Sites and wife, Lorien Y. Sites, by warranty deed from Kamber A. Miller (now known as Kamber A. Ransom), of record in Instrument No. 20060522-0059997, Registers Office for Davidson County, TN.

Also being the same property conveyed to Lorien Y. Sites by deed from John C. Sites of record as Instrument No. 20090212-0012593, Register's Office for Davidson County, Tennessee.

This is improved property known as 4705 Benton Smith Road, Nashville, Tennessee 37215.