Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20090310-0021374

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 owner:	Send Tax Bills to:	Map-Parcel Numbers
Christopher K. Levering, Trustee 2416 Music Valley Drive Nashville, Tennessee 37214	SAME	**Parcel One:** Map 85-14-O-A Parcel 35 CO (Davidson Co.) **Parcel Two:** Map 37 Parcel 25 (Sumner Co.)

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, Christopher K. Levering, 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 **Christopher K. Levering, Trustee of The Christopher K. Levering Living Trust, established by the Revocable Trust Agreement of Christopher K. Levering, dated February 20, 2009**, as amended from time to time, and to his 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 20th day of February, 2009.

Christopher K. Levering

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher K. Levering, 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 20th day of February, 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 Descriptions

Parcel One

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

Lot No. 35 on the Plan of First Revision River Crest, as of record in Plat Book 9700, page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants and Bylaws of record in Book 10578, Page 683, and Book 10578, Page 699, Register's Office for said County and State.

Being the same property conveyed to Christopher K. Levering by deed from Frank Batson Homes, Inc., of record in Book 11007, page 909, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Rivercrest Court, Nashville, Tennessee 37214.

Exhibit "A"

Property Description

Parcel Two

An undivided 49% tenant in common interest in the property described below:

Land in the 15th Civil District of Sumner County, Tennessee, being property conveyed to Tim J. Calloway in deed book 130, page 173, shown as parcel 25 on tax map 37, and described according to a survey by Ray G. Cole. Registered Land Surveyor No. 924, dated December 14, 1998 as follows:

Beginning at an iron pin set in the southerly margin, 25 feet from the center line of Aplin Branch Road, a corner to Ralph K. Brown (deed book 190, page 212), and being the most northeast corner of this tract; thence, leaving said road and with the line of said Brown, S 3°48'19" W, a distance of 1568.64 feet to an iron pin set by a corner post in the line of said Brown, a corner to Margaret Jernigan (deed book 123, page 267); thence, with said Jernigan for the next three calls as follows: N 86°08'20" W. a distance of 369.81 feet to an iron pin set by a corner rock; thence, S 6°01'39" W, a distance of 528.79 feet to an iron pin set by a corner rock; thence, S 88°02'57" W. a distance of 807.87 feet to an iron pin set by a corner rock, a corner to said Jernigan, and in the line of R. L. Armstrong (deed book 118, page 94); thence, N 3°52'41" E, a distance of 1495.35 feet to an iron pin set by a corner rock, corner to said Armstrong; thence, N 87°16'23" W. a distance 1136.05 feet to a corner rock, corner to Armstrong, and a corner to Larry W. Guthrie (deed book 528, page 239); thence, N 84°01'38" W, a distance of 304.00 feet to an iron pin set, a corner to said Guthrie and in the southeasterly margin of Highway 31-W; thence, N 29°39'46" E, a distance of 897.50 feet to an iron pin set in the margin of said Highway 31-W at the intersection of the southerly margin of said Aplin Branch Road; thence, with said road for the next nine calls as follows: S 85°38'27" E, a distance of 47.65 feet to a point; thence S 86°46'10" E, a distance of 260.73 feet to a point; thence, S 87°45'46" E, a distance of 257.91 feet to a point; thence, S 89°20'44" E, a distance of 763.67 feet to a point; thence, S 89°04'54" E, a distance of 174.39 feet to a point the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 372.76 feet a central angle of 39°10'27", and a chord of 249.93 feet bearing S 67°25'29" E; thence easterly along said curve, a distance of 254.86 feet to a point in the margin of said road; thence S 52°05'41"E, a distance of 76.19 feet to a point the point of curvature of a non-tangent curve, concave to the north, having a radius of 293.50 feet a central angle of 39°54'53", and a chord of 200.35 feet bearing S 67°34'11" E; thence southeasterly along said curve, a distance of 204.46 feet to a point in the margin of said road; thence, S 88°53'31" E, a distance of 250.24 feet to the point of beginning, containing 79.63 acres, more or less.

Being the same property conveyed to Christopher K. Levering and Dennis Levering by deed from George B. Shick of record in Book 1140, page 153, Register's Office for Sumner County, Tennessee.

The last deed of record concerning the subject property is a Warranty Deed under which Christopher K. Levering sold an undivided 1% tenant-in-common interest in the subject property to Dennis E. Levering by deed of record as Instrument #908278 in Book 3080, Page 20, Register's Office for Sumner County, Tennessee.

This is farmland and improvements known as 156 Aplin Branch Road.