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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Gayle A. Kerr & Stephen R. Kerr, Trustees 432 Lynwood Boulevard Nashville, Tennessee 37205	SAME	Map 116-15-0 Parcel 097.00

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, Gayle A. Kerr, 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 **Gayle A. Kerr and Stephen R. Kerr, Trustees of The Gayle A. Kerr Living Trust, established by the Revocable Trust Agreement of Gayle A. Kerr, dated February 26, 2009**, 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.

BILL GARRETT, Davidson County
T20090018018 DEEDWARR
Recvd: 03/18/09 10:21 3 pgs
Fees:17.00 Taxes:0.00
20090318-0024298

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 26th day of February, 2009.

Gayle Kerr

Gayle A. Kerr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle A. Kerr, 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 26th day of February, 2009.

Jeffrey Mobley

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT A

Legal Description

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

Lot No. 105 on the Plan of the Royal Oaks Land Company's Subdivision of the Bakers Tract Subdivision, as of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEGINNING at a point in the easterly margin of Lynnwood Boulevard, said point being 55 feet South of the line between Lot Nos. 104 and 105; thence, easterly parallel with the line between said Lots, 364 feet, more or less, to a point; thence, southerly 100 feet, more or less, to a point; thence, westerly 357 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence, with the margin of the same northerly 100 feet to the BEGINNING.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Being the same property conveyed to Stephen R. Kerr and wife, Gayle A. Kerr, by deed from Will Shatford and Debra P. Shatford, of record as Instrument No. 20021108-0138203, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Gayle A. Kerr by deed from Stephen R. Kerr of record as Instrument No. 20090305-0019814, Register's Office for Davidson County, Tennessee.

This is improved property known as 432 Lynwood Boulevard, Nashville, Tennessee 37205.