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
Kren Teren & George Teren, Trustees 306 Elmington Avenue Nashville, Tennessee 37205	SAME	Map 104-10 Parcel 55

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, Karren Teren, 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 **Kren Teren and George Teren, Trustees of The Kren Teren Living Trust, established by the Revocable Trust Agreement of Kren Teren, dated April 16, 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
Trans:T20090041083 DEEDWARR
Recvd: 06/19/09 11:21 3 pgs
Fees:17.00 Taxes:0.00
20090619-0057327

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 16th day of April, 2009.

Karren Teren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karren Teren, 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 16th day of April, 2009.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

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

Lot "A" on the Map showing subdivision of lots Nos. 16, 17, and 18 in Elmington Place Subdivision, as of record in Book 547, page 43, Register's Office for said County.

Said Lot "A" fronts 57.6 feet on the northeasterly side of Elmington Avenue and extends back 156 feet on the northerly line and 169 feet 7 inches on the southerly line with the northerly margin of Richardson Avenue to a dead line, measuring 83 feet 7 inches thereon.

Being the same property conveyed to George Teren and wife, Karren Teren, by deed from Lelia Belle Walker, of record in Book 8771, page 671, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Karren Teren by deed from George Teren of record as Instrument No. 20090610-0053670, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Elmington Avenue, Nashville, Tennessee 37205.

Kren Teren, Karren Teren and Karren K. Teren are all one and the same person.