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
James H. Sullivan & Kathleen Sullivan, Trustees 216 Hillsboro Pl. Nashville, TN 37215	SAME	Map 117 03 0D Parcel 216.00

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, James H. Sullivan, 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 **James H. Sullivan and Kathleen Sullivan, Trustees of The James H. Sullivan Living Trust, established by the Revocable Trust Agreement of Kathleen Sullivan, dated June 19, 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:T20090068576 DEEDWARR
Recvd: 10/07/09 13:39 3 pgs
Fees:17.00 Taxes:0.00
20091007-0093444

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 16 day of September, 2009.

James H. Sullivan

James H. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Sullivan, 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 18th day of September, 2009.

Dianne Jaynes

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT A

Legal Description

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

Being Unit 216 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, page 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, said Register's Office.

Being the same property conveyed to James H. Sullivan and wife, Kathleen Sullivan, by deed from Jerry D. Fridrich and Barbara W. Fridrich, of record in Book 9688, page 993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, Book 4633, page 468, Book 1877, page 581; (4) Agreement of record in Book 6629, page 452; (5) Charter of record in Book 6747, page 6; (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751, thru 753, said Register's Office.

Also being the same property conveyed to James H. Sullivan by deed from Kathleen Sullivan of record as Instrument No. 20090929-0090416, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Hillsboro Place., Nashville, TN 37215.