BILL GARRETT, Davidson County
Trans:T20090080141 DEEDWARR
Recvd: 11/25/09 10:58 3 pgs
Fees:17.00 Taxes:0.00
20091125-0108444

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:

Howard Roback & Ellen Weiser Roback, Trustees
1317 Falkirk Court
Nashville, Tennessee 37221

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 142-16-0A
Parcel 092.00

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, Howard Roback and Ellen Weiser Roback, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Howard Roback and Ellen Weiser Roback, Trustees of The Howard & Ellen Roback Living Trust, established by the Revocable Trust Agreement of Howard Roback and Ellen Weiser Roback, dated November 13, 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 Grantors' 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 Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' 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 our hands this 13th day of November, 2009.

Howard Roback

Howard Roback

Ellen Weiser Roback

Ellen Weiser Roback

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Roback and Ellen Weiser Roback, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 2009.

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

My Commission Expires: _____

My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 92 Devon Park Phase II, as of record in Book, 6250, page 532, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard Roback and wife, Ellen Weiser Roback, by deed from Andrews-Pruett, a partnership, William Andrews and C. K. Pruett, of record in Book 7289, page 825, Register's Office for Davidson County, Tennessee.

This is improved property known as 1317 Falkirk Court, Nashville, Tennessee 37221.