STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Gayle J. Carver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2010.

Jessica J. Hunter
Notary Public
MY COMMISSION EXPIRES: 6/18/2013
File No. G10-0037D

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20100008144 DEEDWARR
Recvd: 02/10/10 08:17 3 pgs
Fees:18.00 Taxes:436.60
20100210-0010285

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gayle J. Carver (NAME)	Gayle J. Carver (NAME)	51-10-C-5.00
1521 Royal Street (STREET ADDRESS)	P.O Box 100219 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37224 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ann M. Dyer and Jean M. Bullard, Joint Successor Trustees of The Helen F. DuBose Revocable Living Trust dated October 9, 2004, a 50 % undivided interest, Vel ma Jean Pearce Atwood and Thomas Atwood, an undivided 16.67% interest, and Mary Katherine Startup Greer and Peggy Motley and Carolyn Startup Workman, an undivided 33.33% interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gayle J. Carver,** A Married Woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium unit Davidson County, Tennessee, being Unit No. 5, on the plan of Royal Trace Condominiums, a copy of which is recorded in Book 6687, page 892, in the Register's Office for Davidson County, Tennessee, as Exhibit A to the master deed of Royal Trace Condominiums of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements of pertinent to said unit as set forth in Master deed of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Velma Jean Pearce Atwood and Thomas Atwood, (one third equally divided), and Mary Katherine Startup Greer and Peggy Motley, and Carolyn Startup Workman (two thirds equally divided) from Peggy Motley, Executrix of The Katherine Pearce Estate one half interest, and to the Helen F. Dubose Revocable Trust (One half interest) by Executor's Quitclaim Deed dated December 21, 2009, and by Deed from Ann M. Dyer, Executrix of the Helen DuBose Estate as Instrument No. 200912310119091, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Katherine Greer is signed by her duly appointed Attorney-in-fact Carolyn S. Workman, pursuant to the Power of Attorney recorded as Instrument #_____, said Register's Office.

This is improved property, known as 1521 Royal Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of February, 2010.

THE HELEN F. DUBOSE REVOCABLE LIVING TRUST DATED OCTOBER 9, 2004

By: Ann M. Dyer — February 01, 2010
Ann M. Dyer, Joint Successor Trustee — Date

THE HELEN F. DUBOSE REVOCABLE LIVING TRUST DATED OCTOBER 9, 2004

By: Jean M. Bullard by Ann M Dyer — February 01, 2010
Jean M. Bullard, Joint Successor Trustee — Date

Mary Katherine Startup Greer by Carolyn S. Workman PO A — February 01, 2010
Mary Katherine Startup Greer by Carolyn S. Workman, Attorney-in-Fact — Date

February 01, 2010
Date

Velma Jean Pearce Atwood — February 01, 2010
Velma Jean Pearce Atwood — Date

Thomas Atwood — February 01, 2010
Thomas Atwood — Date

Peggy Motley — February 01, 2010
Peggy Motley — Date

Carolyn Startup Workman — February 01, 2010
Carolyn Startup Workman — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Velma Jean Pearce Atwood and Thomas Atwood and Peggy Motley and Carolyn Startup Workman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2010.

My Commission Expires: 3/24/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ann M. Dyer and Jean M. Bullard, Joint Successor Trustees for The Helen F. DuBose Revocable Living Trust dated October 9, 2004, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Joint Successor Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn S. Workman, Attorney-in-Fact for Mary Katherine Greer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066