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
Lois M. Jirikovec & Leroy E. (Jerry) Jirikovec, Trustees 225 Cargile Lane Nashville, Tennessee 37205	SAME	Map 116 13 0D Parcel 016.00

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, Lois M. Jirikovec, 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 **Lois M. Jirikovec and Leroy E. (Jerry) Jirikovec, Trustees of The Lois M. Jirikovec Living Trust, established by the Revocable Trust Agreement of Lois M. Jirikovec, dated February 15, 2010,** 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:T20100010137 DEEDWARR
Recvd: 02/19/10 14:17 3 pgs
Fees:17.00 Taxes:0.00
20100219-0012981

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 15th day of February, 2010.

Lois M. Jirikovec

Lois M. Jirikovec

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lois M. Jirikovec, 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 15th day of February, 2010.

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 in Davidson County. Tennessee, being Lot No. 16 on the plan of Jocelvn Manor, Second Revision, Revised Plat, of record in Book 6900, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 83.49 feet on the northwesterly margin of Cargile Lane, a private road, and extends back 122.07 feet on the northeasterly line and 138.05 feet on the southwesterly line to a dead line in the rear, measuring 85.0 feet thereon.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6950, page 128, Book 7008, page 333, and Book 7132, page 755, said Register's Office, and to the matters set forth in the above-referenced plan of record.

Being the same property conveyed to Lois M. Jirikovec by Quitclaim Deed from L. E. Jirikovec dated January 3, 1996, of record in Book 9909, page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as 225 Cargile Lane, Nashville, TN 37205.