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
Victoria H. McGuigan & Patrick J. McGuigan, Trustees 74 Wyn Oak Nashville, Tennessee 37205	SAME	Davidson Co. Map 104-14 0G Parcel 066.00

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, Victoria H. McGuigan, 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 **Victoria H. McGuigan and Patrick J. McGuigan, Trustees of The Victoria H. McGuigan Living Trust, established by the Revocable Trust Agreement of Victoria H. McGuigan, dated September 14, 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:T20100014750 DEEDWARR
Recvd: 03/12/10 09:55 3 pgs
Fees:17.00 Taxes:0.00
20100312-0018945

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 4th day of March, 2010.

Victoria H. McGuigan

Victoria H. McGuigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria H. McGuigan, 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 4th day of March, 2010.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 87 on the Revised Final Plan of Whitworth, Phase 01, as of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vickie H. McGuigan by deed from Third National Bank in Nashville of record in Book 9014, page 313, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Taxes due and payable.

2. All matters as shown on the plan of Whitworth, of record in Book 7900, pages 140-144, and Book 6900, page 838, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

4. Easement for watermains and appurtenances of record in Book 7868, page 959, said Register's Office.

5. Sewer easement of record in Book 3467, page 194 and in Book 3505, page 338, said Register's Office.

This is improved property known as 74 Wyn Oak, Nashville, Tennessee 37205.

Vickie H. McGuigan and Victoria H. McGuigan are one and the same person.