BILL GARRETT, Davidson County
Trans:T20100015793 DEEDWARR
Recvd: 03/18/10 09:00 3 pgs
Fees:17.00 Taxes:0.00
20100318-0020259

THIS DOCUMENT PREPARED BY **Jeffrey Mobley** HOWARD & MOBLEY, PLLC 200 31st Ave., No., 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 owner:	Send Tax Bills to:	Map-Parcel Numbers:
Billy Ray Dean, Trustee 4128 Brandywine Pointe Blvd. Old Hickory, TN 37138	SAME	Map/Parcel: 148 08 0 178.00 Map/Parcel: 148 00 0 194.00

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, Billy R. Dean, 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 **Billy Ray Dean, Trustee of The Billy Ray Dean Living Trust, established by the Revocable Trust Agreement of Billy Ray Dean, dated December 14, 2005**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being 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 Grantee.

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 Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1 day of March, 2010.

Billy R. Dean

BILLY R. DEAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy R. Dean, 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 1 day of March, 2010.

Sandra J. Mees

Notary Public

My Commission Expires: May 8, 2012

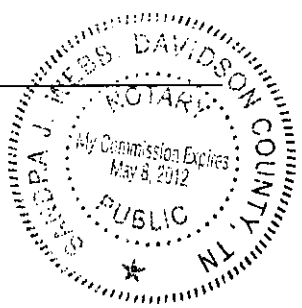


EXHIBIT A
Legal Descriptions

PROPERTY NO. 1: **Map & Parcel 148-08-0/178.00**

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of 2nd Revision Section Five, Terragon Trails of record in Book 5200, page 18, Register's Office for said County.

Said Lot No. 180, which is a corner lot, fronts 55.21 feet on the southeasterly margin of Terragon Trail and fronts 86.22 feet on the southwesterly margin of Volunteer Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 130.23 feet on the southwesterly line and 87.00 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from John Earl Hall and Vera Edith Hall, of record in Book 5538, page 561, said Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Billy R. Dean by Warranty Deed from Peggy L. Dean of record as Instrument No. 20100309-0017973, Register's Office for Davidson County, Tennessee.

This is improved property known as **4721 Terragon Trail, Antioch, Davidson County, TN 37013.**

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PROPERTY NO. 2 **Map & Parcel 148-00-0/194.00**

Land in Davidson County, Tennessee, being Lot No. 2 of the Mill Creek Commercial Park, Section I as of record in Book 5200, page 5, Register's Office for said County, more particularly described as follows:

Beginning at a point on the right of way line of Old Antioch Pike being the northeast corner of Lot No. 1; thence north 25° 03' 45" east a distance of 80.00 feet to a point; thence south 64° 56' 15" east a distance of 253.53 feet to a point being approximately the center line of Mill Creek; thence south 37° 17' 34" west a distance of 49.91 feet to a point; thence south 38° 59' 30" west a distance of 32.17 feet to a point; thence north 64° 56' 15" west a distance of 235.21 feet to the point of beginning containing 0.449 acres, more or less.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from James D. Haley and wife Olivia Haley, of record in Book 5215, page 305, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Billy R. Dean by Warranty Deed from Peggy L. Dean of record as Instrument No. 20100309-0017973, Register's Office for Davidson County, Tennessee.

This property is known as **1800 Old Antioch Pike, Antioch, Davidson County, TN 37013.**
Billy Ray Dean and Billy R. Dean are one and the same person.