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
Lisa Rubinowicz & Richard Rubinowicz, Trustees 3911 Trimble Road Nashville, Tennessee 37215	SAME	Map 130 07 0 Parcel 109.00

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, Lisa Rubinowicz, 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 **Lisa Rubinowicz and Richard Rubinowicz, Trustees of The Lisa Rubinowicz Living Trust, established by the Revocable Trust Agreement of Lisa Rubinowicz, dated February 25, 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:T20100017167 DEEDWARR
Recvd: 03/24/10 10:50 4 pgs
Fees:22.00 Taxes:0.00
20100324-0021980

RK

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 25th day of February, 2010.

Lisa Rubinowicz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and office, this 25th day of February, 2010.

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

My Commission Expires: _____

My Commission Expires MAY 2, 2011

Notary Public

LR

EXHIBIT A

Legal Description

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

Tract 1:
Land in Davidson County, Tennessee, to wit:
Being parts of lots Nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's subdivision of the Baker Tract as of record in Book 421, Pages 102 and 103, Register's Office for said County, being part of Lot No. 5 the unrecorded plan of Fitzpatrick's Re-subdivision of lots Nos 214, 215,216 and part of lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 151.4 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Registers Office, being 15.6 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan and being the northeast corner of the property conveyed to Reeburn B. Stiles and wife by deed from James J. Montague and wife, of record in Book 1816, Page 127, said Register's Office; thence with the easterly line of the Stiles property, southwardly 308.4 feet, more or less, to the northerly line of Lot No. 2; thence with the northerly line of said lot No. 2; eastwardly 25 feet; thence northwardly 303 feet to the beginning.

Tract II:
Land in the 7th Civil District of Davidson County, being parts of lots nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103; Register's Office for said County, being the easterly 85.8 feet front and 85.2 feet rear of lot No. 4 and the westerly 15.6 feet front and 16.4 feet rear of lot No. 5 on the unrecorded plan of Fitzpatrick's Resubdivision of lots nos 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Land Company's subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 50 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office; thence with the southerly margin of said Road, eastwardly 101.4 feet to a point 15.8 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan: thence southwardly 308.4 feet, more or less, to the northerly line of Lot No. 5; thence with the northerly line of lots Nos 2 and 3, westwardly 101.6 feet to a point 50 feet east of the southwest corner of said lot No. 4; thence northwardly 302.9 ft., more or less to the beginning.

Being the same property conveyed to Richard Rubinowicz and wife, Lisa Rubinowicz, by deed from Thomas Allen Fuqua, Jr., unmarried, of record as Instrument No. 20040928-0116813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements and restrictions as shown of record including those of record in Book 5172, page 739; Book 7380, page 742; and Plat Book 421, page 102-103, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Lisa Rubinowicz by deed from Richard Rubinowicz of record as Instrument No. 20100312-0019158, Register's Office for Davidson County, Tennessee.

This is improved property known as 3911 Trimble Road, Nashville, Tennessee 37215.