BILL GARRETT, Davidson County
Trans:T20100031549 DEEDWARR
Recvd: 05/26/10 09:35 4 pgs
Fees:22.00 Taxes:0.00
20100526-0040423

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 owner:	Send Tax Bills to:	**Parcel 1:**
		Map 142-11-0B
Catherine O'Neil Wise, Trustee	SAME	Parcel: 003.00
908 Magnolia Court West		**Parcel 2:**
Nashville, Tennessee 37221		Map 127-00-0
		Parcel 091.00

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, **Catherine O'Neil Wise**, 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 **Catherine O'Neil Wise, Trustee of The Catherine O'Neil Wise Living Trust, established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010**, as amended from time to time, and to her 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 real property in the

State of Tennessee 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 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 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 20 day of ~~April~~ May, 2010.

Catherine O'Neil Wise

Catherine O'Neil Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catherine O'Neil Wise**, 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 ____ day of ~~April~~ May, 2010.

My Commission Expires: ____

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

Notary Public

EXHIBIT A
Legal Descriptions

Map 142-11-OB/Parcel 003.00

Parcel 1:

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

BEING Lot No. 3, Final Plat of Magnolia Place, a Planned Unit Development, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Magnolia Place, of record in Book 9367, Page 807, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING the same property conveyed to Catherine H. O'Neil, an unmarried person by Warranty Deed from Michael Weinberger, a married man and spouse, Mindy Weinberger, by Michael Weinberger, Attorney-in-Fact, of record as Instrument No. 20031008-0149593, Register's Office for Davidson County, Tennessee.

Catherine H. O'Neil and Catherine O'Neil Wise are one and the same person.

This is improved property known as 908 Magnolia Court West, Nashville, Tennessee 37221.

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Parcel 2:

Map 127-00-0/Parcel 091.00

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

Being Tract No. 3 of the Cecil Fox property as shown on survey prepared by Turner Engineering Company dated October 20, 1966; and being more particularly described in deed from Cecil F. Fox and wife, Sara P. Fox, to Mary Hicks Proctor, dated November 11, 1966, recorded in Book 4077, Page 941, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a full description.

This conveyance is expressly subject to the following covenants and restrictions which shall run with the land:

1) The Property may not be sold by Catherine H O'Neil or Mary Lee Proctor O'Neil or their heirs until September 1, 2020.
2) The Property may not be mortgaged or otherwise encumbered by any party until September 1, 2020.

3) In the event the Property is conveyed, mortgaged or encumbered prior to September 1, 2020 title shall revert automatically to the Grantor named hereinabove or its successors in interest.
4) The Grantees herein and/or other persons approved by the Grantees may reside in the Property.

Being the same property conveyed to Catherine H. O'Neil and Mary Lee Proctor O'Neil by Quitclaim Deed from Mary Hicks Proctor, Trustee of the Mary Hicks Proctor Trust, of record in Book 9780, Page 377, Register's Office for said County.

This deed only conveys title to the Grantor's (Catherine H. O'Neil's) undivided one-half (1/2) tenant-in-common interest in the subject property.

This is unimproved land located on S. Side of Highway 70 E of Newsom Station Road, Davidson County, Tennessee.