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:

Gerard Ackerman & Leigh Ackerman, Trustees
4612 Lealand Lane
Nashville, Tennessee 37220

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 132-13-0
Parcel 3.00

BILL GARRETT, Davidson County
Trans:T20100031839 DEEDWARR
Recvd: 05/26/10 16:16 3 pgs
Fees:17.00 Taxes:0.00

20100526-0040776

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, Gerard R. Ackerman, 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 **Gerard Ackerman and Leigh Ackerman, Trustees of The Gerard Ackerman Living Trust, established by the Revocable Trust Agreement of Gerard Ackerman, dated April 30, 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.

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 30th day of April, 2010.

Gerard R. Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerard R. Ackerman, 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 30th day of April, 2010.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Land lying in the 19th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the southerly part of Lot 1 of the Oak Hill Subdivision No. 1 as shown by a map of record in Plat Book 547 at page 49 in the Davidson County, Tennessee Register of Deeds office.

Said part of said Lot No. 1 fronts 170 feet on the east side of 10th Avenue, South, extended, sometimes called Leland Road to Glendale Park, and runs back between parallel lines, 200 feet more or less on the north line, and 200 feet on the south line along the north margin of Kirkman Lane or Leland Road, to the west line of Lot No. 2 on which it measures 175 feet.

BEING the same property conveyed to Gerald R. Ackerman and wife Leigh B. Ackerman by Warranty Deed from Eric Glasser and J. D. Eatherly by instrument of record No. 20040219-0019079 in the Davidson County, Tennessee Register of Deeds office.

Also being the same property conveyed to Gerard R. Ackerman by deed from Leigh B. Ackerman of record as Instrument No. 20100513-0036867, Register's Office for Davidson County, Tennessee.

This is improved property known as 4612 Lealand Lane, Nashville, Tennessee 37220.