BILL GARRETT, Davidson County
Trans:T20100044895 DEEDWARR
Recvd: 07/22/10 11:42 3 pgs
Fees:17.00 Taxes:0.00
20100722-0057458

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: Map-Parcel Numbers

John P. Riggan, Trustee
2517 Sunset Place
Nashville, Tennessee 37212

SAME

Map 104 15 0
Parcel 112.00

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, John P. Riggan, 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 **John P. Riggan, Trustee of The John P. Riggan Living Trust, established by the Revocable Trust Agreement of John P. Riggan, dated June 30, 2010**, 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 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 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 30th day of June, 2010.

John P. Riggan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Riggan, 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 June, 2010.

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Notary Public

EXHIBIT A

Legal Description

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

BEING part of the westerly half of Lot No. 24 on the Map of Sunset Park Subdivision, as of record in Book No. 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Sunset Place formerly "Turner Street", and runs back between parallel lines, 160.5 feet to a dead line. Together with and subject to a joint driveway agreement of record in Book 7275, page 400, said Register's Office.

Being the same property conveyed to John P. Riggan, unmarried, by Warranty Deed from Daniel B. Cornfield and wife, Hedy M. Weinberg, of record in Deed Book 11687, Page 592, Register's Office for Davidson County, Tennessee.

This is improved property known as 2517 Sunset Place, Nashville, Tennessee 37212.