BILL GARRETT, Davidson County
Trans:T20100053259 DEEDWARR
Recvd: 08/26/10 14:12 3 pgs
Fees:17.00 Taxes:0.00
20100826-0067670

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:

Vivian Siegel, Trustee
2875 Sugartree Road
Nashville, Tennessee 37215

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 117-09 0
Parcel 092.00

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, Vivian Siegel, 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 **Vivian Siegel, Trustee of The Vivian Siegel Living Trust, established by the Revocable Trust Agreement of Vivian Siegel, dated September 21, 2009**, 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 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 19th day of August, 2010.

Vivian Siegel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vivian Siegel, 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 19th day of August, 2010.

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2012

Notary Public

EXHIBIT A

Legal Description

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

Being part of an unnumbered tract marked for future development on the plan of Woodmont Estates, section 2 as of record in Book 1130 page 99, Register's Office for said County, being Lot No. 42 on the plan showing subdivision of said tract described according to survey made by W. W. Turner Company, Engineers, November 20, 1949, as follows:

Beginning on the southerly margin of Sugar Tree Road 107.9 feet west of the northwest corner of Lot No. 40 on said unrecorded plan; being the corner of Lots Nos. 41 and 42 on said unrecorded plan; thence with the line between said two lots, southwestwardly 213.2 feet to a point in the northerly line of Lot No. 43; thence with the same westwardly 107.6 feet to the easterly margin of Hilldale Drive; thence with same northwardly 188 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.56 feet to the southerly margin of Sugar Tree Road; thence with the same, eastwardly 82.6 feet to the beginning.

BEING the same property conveyed to Vivian Siegel, by deed from David Alan Zeserson, of record as Instrument No. 20091023-0098048, Register's Office for Davidson County, Tennessee.

This is improved property known as 2875 Sugartree Road, Nashville, Tennessee 37215.