THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (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	
Emily Y. Hartman and/or Ellen H. Roddy, Trustees 707 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	Map Parcel	130 07 0 063.00

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, Emily Y. Hartman, 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 **Emily Y. Hartman and/or Ellen H. Roddy, Trustees of The Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman, dated August 18, 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 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:T20100057973 DEEDWARR
Recvd: 09/15/10 10:07 3 pgs
Fees:17.00 Taxes:0.00
20100915-0073313

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 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 and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of August, 2010.

Emily Y. Hartman

Emily Y. Hartman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Y. Hartman, 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 18th day of August, 2010.

My Commission Expires: _____

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

J. Jeffrey Noble

Notary Public

EXHIBIT A

Legal Description

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

Being the southerly 180 feet of lot No. 182 on the Map 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, and also being shown on the map of a re-subdivision of a part of Royal Oaks Subdivision, as of record in book 974, pages 4 and 5 said Register's Office. Said part of lot No. 182 fronts 180 feet on the westerly side of Lynwood Blvd, and runs back between lines 314.5 feet on the southerly line and 358 feet, more or less on the northerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to Henry C. Hartman, Jr. and wife Emily Young Hartman, by deed from Larry Klein and wife, Joan Martin Klein, of record in Book 4237, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 1555, page 531, said Register's Office.

This is improved property known as 707 Lynnwood Boulevard, Nashville, Tennessee 37205.

Henry C. Hartman, Jr. died in November 1992.

Emily Young Hartman and Emily Y. Hartman is the same person.