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
Gloria May Sternberg & Paul Sternberg, Trustees 623 Royal Oaks Place Nashville, Tennessee 37205	SAME	Map 130.03 Parcel 058.00

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, Gloria May Sternberg, 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 **Gloria May Sternberg and Paul Sternberg, Trustees of The Gloria May Sternberg Living Trust, established by the Revocable Trust Agreement of Gloria May Sternberg, dated October 22, 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.

BILL GARRETT, Davidson County
Trans:T20100071023 DEEDWARR
Recvd: 11/09/10 08:55 3 pgs
Fees:17.00 Taxes:0.00
20101109-0089735

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 22nd day of October, 2010.

Gloria May Sternberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria May Sternberg, 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 22nd day of October, 2010.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 2 on the Plan of Reynolds-Parrish Subdivision as of record in Plat Book 8250, page 192, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Sternberg, Jr. and wife, Gloria May Sternberg, by deed from HR Properties of Tennessee, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20030808-0113615, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Gloria May Sternberg by deed from Paul Sternberg of record as Instrument No. 20101028-0086142, Register's Office for Davidson County, Tennessee.

Paul Sternberg, Jr. and Paul Sternberg are one and the same person.

This conveyance is made subject to:
1) City/county Taxes assumed by the Grantee;
2) Easements of record in 5787, page 466 and Instrument No. 20030214-0020360; and
3) All matters appearing on the Plan of record in Plat Book 8250, page 192, Plat Book 974, page 4 and Plat Book 1424, page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as 623 Royal Oaks Place, Nashville, Tennessee 37205.