BILL GARRETT, Davidson County
Trans:T20100074208 DEEDWARR
Recvd: 11/23/10 10:11 4 pgs
Fees:22.00 Taxes:0.00
20101123-0093711

THIS DOCUMENT PREPARED BY Bryan Howard 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 owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert L. Hayes and Beverly A. Feagin, Trustees 3821 West End Avenue, Unit 301 Nashville, TN 37205	SAME	104090R30100CO

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, Robert L. Hayes and Beverly A. Feagin, hereinafter called the Grantors, for the purpose of transferring the Grantors' ownership interest in the subject real property to separate revocable inter-vivos (living) trusts established by the Grantors, have bargained and sold, and by these presents do transfer and convey a 50% undivided interest unto Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, dated October 8, 2010, as amended from time to time, and to his successors in trust, and a 50% undivided interest unto Beverly A. Feagin, Trustee of the Beverly A. Feagin Revocable Trust, dated October 8, 2010, 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 Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being 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 Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' 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 our hands this 5 day of Nov, 2010.

Robert L. Hayes

Beverly A. Feagin

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Hayes, 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 5th day of NOVEMBER 2010.

Mary L. Bifulco
Notary Public MARY L. BIFULCO

My Commission Expires: MARY L. BIFULCO MY COMMISSION EXPIRES September 20, 2011 #DD 683686 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly A. Feagin, 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 5th day of NOVEMBER, 2010.

Mary L. Bifulco
Notary Public MARY L. BIFULCO

My Commission Expires: MARY L. BIFULCO MY COMMISSION EXPIRES September 20, 2011 #DD 683686 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, described as follows:

Unit 301, as described in Exhibit B to the Master Deed of the Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument 20070606-0068095, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

BEING the same property conveyed from 3821 West End General Partnership to Robert L. Hayes and wife, Beverly A. Feagin, recorded in Instrument No. 20080616-0061601, Register's Office for Davidson County.

This property is also known as improved property located at 3821 West End Avenue, Unit 301, Nashville, TN 37205.