BILL GARRETT, Davidson County
Trans:T20100076216 DEEDWARR
Recvd: 12/03/10 08:23 3 pgs
Fees:17.00 Taxes:0.00
20101203-0096231

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 owner:

Vicki L. Ponder, Trustee
401 Bowling Ave., Apt. 15
Nashville, Tennessee 37205-5103

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 104 13 0A
Parcel 015.00

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, Vicki L. Ponder, 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 **Vicki L. Ponder, Trustee of The Vicki L. Ponder Living Trust, established by the Revocable Trust Agreement of Vicki L. Ponder, dated November 23, 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 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 23rd day of November, 2010.

Vicki L. Ponder

Vicki L. Ponder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki L. Ponder, 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 23rd day of November, 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:

Building Site No. 15 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Vicki L. Ponder, unmarried, by deed from Clyde K. Moon and wife, Hazel S. Moon, husband and wife, of record in Book 8964, Page 13, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all Restrictive Covenants and common area deeds and easements as set forth in prior deed.

This is improved property known as **401 Bowling Ave., Apt. 15, Nashville, Tennessee 37205-5103**.