BILL GARRETT, Davidson County
Trans:T20100077869 DEEDWARR
Recvd: 12/10/10 08:56 3 pgs
Fees:17.00 Taxes:0.00
20101210-0098366

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
Darlene G. Miranne & Michael Miranne, Trustees 153 Shute Circle Old Hickory, Tennessee 37138	SAME	Map 064 03 OB Parcel 096.00

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, Darlene G. Miranne, 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 **Darlene G. Miranne and Michael Miranne, Trustees of The Darlene G. Miranne Living Trust, established by the Revocable Trust Agreement of Darlene G. Miranne, dated November 1, 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

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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 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 1st day of November, 2010.

Darlene G. Miranne

Darlene G. Miranne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene G. Miranne, 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 1st day of November, 2010.

My Commission Expires:

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

Notary Public

DM

EXHIBIT A

Legal Description

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

Being Lot No. 34 on the plan of Phase Seven, Section Two, Brandywine Pointe,,of record in Plat Book 7900, page 948, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael F. Miranne and wife, Darlene Miranne by deed from Douglas C. Bailey and wife, Tammy S. Bailey, of record as Instrument 20020205-0015539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Also being the same property conveyed to Darlene G. Miranne by deed from Michael Miranne of record as Instrument No. 20101117-0091800, Register's Office for Davidson County, Tennessee.

This is improved property known as 153 Shute Circle, Old Hickory, Tennessee 37138.