THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Catherine C. Delaney & Dennis T. Delaney, Trustees 614 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	Map 130 0 030 Parcel 099.00

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, Catherine C. Delaney, 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 **Catherine C. Delaney and Dennis T. Delaney, Trustees of The Catherine C. Delaney Living Trust, established by the Revocable Trust Agreement of Catherine C. Delaney, dated December 30, 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:T20110003930 DEEDWARR
Recvd: 01/20/11 08:26 3 pgs
Fees:17.00 Taxes:0.00
20110120-0005342

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 31st day of December, 2010.

Catherine C. Delaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine C. Delaney, 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 31st day of December, 2010.

My Commission Expires: _____

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

Notary Public

CCD

EXHIBIT A
Legal Description

Parcel A:
Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 204 and 223 on the Plan of a part 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, described together as follows:

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the corner of Lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest corner of the property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, of record in Book 1491, page 387, said Register's Office; said point being 45.87 feet north of the corner of Lots Nos. 204 and 205; thence with the northerly line of said Vance property South 77 degrees 15 minutes East 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence North 6 degrees 40 minutes East 198.7 feet to an iron pin on the northerly line of Lot No. 223; thence with said line North 86 degrees 45 minutes West 75.3 feet to the corner of Lots Nos. 204 and 223; continuing in the same direction and with the northerly line of said Lot No. 204, 210.6 feet, in all 285.9 feet to the beginning.

Parcel B:
Being parts of Lots Nos. 222 and 223 on the Plan 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, Tennessee, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 3083, page 13, said Register's Office, and described as follows:

Beginning at the southwest corner of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and 1, southerly 246.1 feet to the point of beginning.

BEING the same property conveyed to Dennis T. Delaney and wife Catherine C. Delaney by deed from Monroe Carell, Jr. and wife, Ann Scott Carell, of record as Instrument 20001031-0107784, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Catherine C. Delaney by deed from Dennis T. Delaney of record as Instrument No. 20110107-0002209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 614 Lynnwood Boulevard, Nashville, Tennessee 37205.