This Instrument prepared by:
D. Jefferson Herring, Attorney
The Pilcher Building, Suite 200
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110015111 DEEDWARR
Recvd: 03/14/11 13:36 5 pgs
Fees:27.00 Taxes:0.00
20110314-0020077

WARRANTY DEED

Grantors: **John D. Waldron and Daisy Bell Waldron**

Grantee: **John D. Waldron, Trustee of John and Daisy Waldron Community Property Trust Established February 24, 2011.**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
John D. Waldron, Trustee 117 Center Street La Vergne, TN 37086	**Map and Parcel No. (s):** Parcel 1: 13600003700 Parcel 2: 13301025100

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

John D. Waldron

John D. Waldron,
Trustee of John and Daisy Waldron
Community Property Trust
Affiant

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 24th day of February, 2011.

Notary Public
My commission Expires Aug. 23, 2011.

affix seal here

RECITALS:

WHEREAS, on February 24, 2011, John D. Waldron and wife, Daisy Bell Waldron, established by agreement a trust, which is a revocable living trust known as the John and Daisy Waldron Community Property Trust;

WHEREAS, John D. Waldron is appointed trustee of such trust (the "Trustee");

WHEREAS, John D. Waldron and Daisy Bell Waldron own the parcels of property described in the attached Exhibit A (collectively, "the Property"); and

WHEREAS, John D. Waldron and Daisy Bell Waldron intend to convey the Property to the Trustee.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Waldron and wife, Daisy Bell Waldron,** (together, "the Grantors"), have this day bargained and sold, and do hereby transfer and convey unto **John D. Waldron, Trustee of the John and Daisy Waldron Community Property Trust established February 24, 2011** ("the Grantee"), his successors and assigns in trust, the parcels of real estate described in Exhibit A, attached hereto (collectively, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. The Grantors do hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current year property taxes and as otherwise disclosed in Exhibit A.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantors have signed this Warranty Deed on this 24th day of February, 2011.

John D. Waldron

John D. Waldron

Daisy Bell Waldron

Daisy Bell Waldron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John D. Waldron** and **Daisy Bell Waldron,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2011.

Notary Public

My Commission Expires August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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EXHIBIT A

Parcel No. 1

Land in the 2nd, formerly 5th, Civil District of said County and State, being part of lot No. 3 on the plan of the division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, January ___, (day omitted from previous deed) 1960, as follows:

Beginning in the center of Smith Springs Road at the southwest corner of the property conveyed to Cecil E. Waggoner by deed from Amanda E. Coe, of record in book 2901, page 23, Register's Office for said County; thence with Waggoner's westerly line north 12° east 370.5 feet to a point in Bell Lane, formerly Old Smiths Spring Road; thence north 87° west 121 feet; thence south 13° west 347 feet to the center of Smith Springs Road; thence with said Road south 78° east 121 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to John D. Waldron and wife, Daisy Belle Waldron, from Amanda Elizabeth Coe by deed of record in Book 3034, page 229, Register's Office for Davidson County, Tennessee. Daisy Belle Waldron and Daisy Bell Waldron are one and the same person.

This property is subject to the Permanent Drainage Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes granted to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 833, page 14, Register's Office for Davidson County, Tennessee.

This property is subject to all matters set forth in the plan of the division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", page 170, County Court for said County.

This property is known as 2634 Old Smith Springs Road, Nashville, TN 37217.

Parcel No. 2

Land in Davidson County, Tennessee, being Lot No. 166 on the Map of Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the south side of Elgin Street and runs hack between parallel lines, 150 feet to an alley.

Being the same property conveyed to John D. Waldron and wife, Daisy Bell Waldron, from Tina Sue Higginbotham and husband, Clayton Higginbotham, by deed of record in Book 6770, page 155, Register's Office for Davidson County, Tennessee.

This property is subject to all matters set forth in the Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.

This is improved property known as 515 Elgin Street, Nashville, TN 37211.

The legal descriptions above were taken from the deeds by which the Property was conveyed to the Grantors. The Property was not surveyed at the time of this conveyance.

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