BILL GARRETT, Davidson County.
Trans:T20110015111 DEEDWARR
Recvd: 03/14/11 13:37 4 pgs
Fees:22.00 Taxes:0.00
20110314-0020078

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

WARRANTY DEED

Grantor:	**John D. 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):** 13600003600

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

Subscribed and sworn to before me, this 24th day of February, 201

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

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 owns the parcel of property described in the attached Exhibit A ("the Property"); and

WHEREAS, John D. Waldron intends 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,** a married person ("the Grantor"), has this day bargained and sold, and does 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 parcel 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 and assigns forever. The Grantor does hereby covenant that he is lawfully seized and possessed of the Property in fee simple, has 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 Grantor further covenants and bind himself, his 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 Grantor has signed this Warranty Deed on this 24th day of February, 2011.

John D. Waldron

John D. Waldron

The Grantor's spouse, Daisy Bell Waldron, has joined in this conveyance for the purpose of releasing any rights, marital or otherwise, that she may have in the Property.

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

Land in Davidson County, Tennessee, described according to an unrecorded survey by J. Bruce Rainey, Surveyor Lic. No. 823, dated October 5, 1982 Job No. 82-181, as follows:

Beginning at an iron pin on the southerly margin of Bell Lane, being the northwest corner of this tract and the northeast corner of a tract of land conveyed to Charles A. Fisher by deed of record in Book 4643, page 449, Register's Office for said County; thence along the easterly margin of Fisher, South 15 deg. 37' 34" West 221.37 feet to an iron pin on the northerly margin of Smith Springs Road; thence along the northerly margin of Smith Springs Road South 67 deg. 19' 07" East 83.58 feet to an iron pin and South 70 deg. 15' 13" East 277.08 feet to an iron pin; thence leaving Smith Springs Road North 19 deg. 26' 49" East 288.96 feet to an iron pin on the southerly margin of Bell Lane; thence along the southerly margin of Bell Lane North 79 deg. 55' 18" West 380.35 feet to the point of beginning, containing 2.17 acres, more or less.

Being the same property conveyed to John D. Waldron from David Lee Carver and wife, Carol T. Carver, and Lytle Johnson Kelley and husband, Thomas A. Kelley, by deed of record in Book 5962, page 763, Register's Office for Davidson County, Tennessee.

This property is subject to a Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 8333, page 19, Register's Office for Davidson County, Tennessee.

This property is known as 2715 Old Smith Springs Road, Nashville, Tennessee.

The legal description above was taken from the deed by which the Property was conveyed to the Grantor. The Property was not surveyed at the time of this conveyance.