Box 141
234618

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058183 DEEDWARR
Recvd: 09/20/11 08:25 4 pgs
Fees:23.00 Taxes:4995.00
20110920-0072623

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2011.

Notary Public

My commission expires: November 28, 2011

(AFFIX SEAL)

DIANA RUBIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John P. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Equitable Trust Company, Trustee of the Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985	Dorothy F. Boensch Trust c/o Equitable Trust Company	**Map 144-13-0 Parcel 007.00**
4345 Chickering Lane	4400 Harding Rd., Ste. 310	
Nashville, TN 37215	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Theresa G. Payne, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equitable Trust Company, Trustee of the Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Chickering Estates, Section 1, of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George G. Payne, III, and wife, Theresa G. Payne, by Deed dated October 4, 1985 from Charles R. Godchaux, of record in Book 6680, Page 663, Register's Office for Davidson County, Tennessee. Said interest is now vested in Theresa G. Payne, as surviving tenant by entirety, the said George G. Payne, III having since died June 24, 2005.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4345 Chickering Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **September, 2011.**

Theresa G. Payne

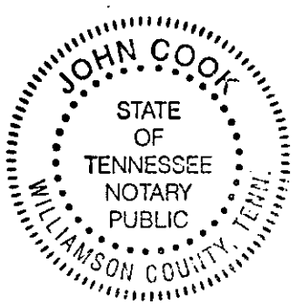
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Theresa G. Payne,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2011.**

Notary Public

My Commission Expires: 2/24/13



CERTIFICATION OF TRUST
FOR
THE DOROTHY F. BOENSCH IRREVOCABLE TRUST
U/A/D JUNE 5, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned M. Kirk Scobey, Jr., being first duly sworn, deposes and says the he is at least 18 years of age and is a currently the president of the Equitable Trust Company, which entity is the acting trustee of The Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985, and further states as follows:

1. The Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985 is a valid, existing trust, having been created by the Irrevocable Trust Agreement on June 5, 1985.

2. (a.) The grantor or creator of the trust is Dorothy F. Boensch.

   (b.) The currently acting trustee is Equitable Trust Company, said entity having been duly appointed by instrument dated July 10, 2001, and accepted on July 23, 2001.

   (c.) The Irrevocable Trust Agreement on June 5, 1985 does not name a successor trustee.

3. The administrative and/or managerial powers of the trustee include, without limitation, the authority to purchase or otherwise lawfully acquire real or personal property, or undivided interests in property, the ownership of which, in the judgment of the fiduciary, will be advantageous to the estate, and the beneficiary or beneficiaries of the estate.

   (a) Equitable Trust Company, as Trustee, has the authority to receive and hold ownership of any trust assets, and to sign documents and instruments related to the acquisition of any real or personal property assets on behalf of the Trust.

   (b) Equitable Trust Company, as Trustee, has the authority to act alone, without the joinder or approval of any beneficiary or other person, entity or authority.

   (c) Any third party is entitled to rely upon the authority of the successor trustee(s) without proof of his/her/their succession.

4. The employer identification number assigned to the trust is 62-6184662.

5. Trust property should be titled as follows: "Equitable Trust Company, Trustee of The Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985".

6. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 15th day of September, 2011.

Equitable Trust Company
a Tennessee corporation
as Trustee

By: _____
M. Kirk Scobey, Jr., President

Sworn to and subscribed to before me
this 15th day of September, 2011.

_____
Notary Public

My commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015