BILL GARRETT, Davidson County
Trans:T20120077245 DEEDWARR
Recvd: 10/11/12 09:04 4 pgs
Fees:22.00 Taxes:0.00
20121011-0093073

THIS DOCUMENT PREPARED BY **HUNTER R. MOBLEY** Howard Mobley Hayes & Gontarek, 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 owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lelia Sinclair Baldassari, Trustee 125 43rd Avenue, North Nashville, Tennessee 37209	SAME	103 08 0 078.00

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, Lelia Sinclair Baldassari, 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 **Lelia Sinclair Baldassari, Trustee of The Lelia Sinclair Baldassari Living Trust, established by the Revocable Trust Agreement of Lelia Sinclair Baldassari, dated April 4, 2012**, as amended from time to time, and to her successors in trust, with full power to sell, transfer,

mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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.

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 Grantee.

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 Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of October, 2012.

Lelia Sinclair Baldassari

Lelia Sinclair Baldassari

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lelia Sinclair Baldassari, 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 9th day of October, 2012.

My Commission Expires: 7/6/2015

Notary Public

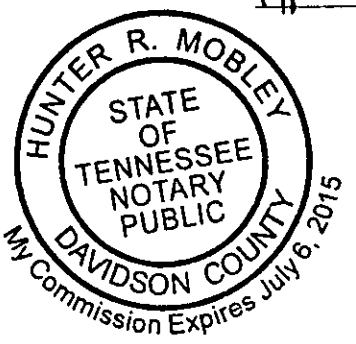


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being Lot. No. 10 on the map of C.H. Tritschler's Subdivision of Lots 347 and 348 and part of 349, West Lawn Subdivision, as of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.

Beginning at a metal pin, 290.00 feet from the margin of West Lawn Drive, South 83 degrees, 44' West, to an iron pin, South 85 degrees, 41' 46" West, 62.21 feet to an iron pin in the East line of 44th Avenue, North, thence North with said line 50 feet, thence East 175.00 feet, to a point in the West margin of 43rd Avenue, North, thence with said margin South 50 feet, to the point of beginning.

Being the same property conveyed to Jerome Baldassari, and wife, L. Sinclair Dickey, as joint tenants with right of survivorship, on April 15, 1992, of record in Book 8606, page 181, Register's Office for Davidson County, Tennessee.

L. Sinclair Dickey and Lelia Sinclair Baldassari are the same person.

Jerome Baldassari died on January 10, 2009.

This is improved property known as 125 43rd Avenue, North, Nashville, Tennessee 37209.