THIS DOCUMENT PREPARED BY JEFFREY 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
W. Dyer Rodes II & Martha H. Rodes, Trustees 404 Ellendale Avenue Nashville, Tennessee 37205	SAME	116 11 0 021.00

BILL GARRETT, Davidson County
Trans:T20130022166 DEEDWARR
Recvd: 03/19/13 09:23 3 pgs
Fees:17.00 Taxes:0.00
20130319-0026985

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, W. Dyer Rodes II and Martha H. Rodes, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **W. Dyer Rodes II and Martha H. Rodes, Trustees of The Dyer & Martha Rodes Trust, established by the Revocable Trust Agreement of W. Dyer Rodes II and Martha H. Rodes dated March 4, 2013**, 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 Grantors' 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 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 Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' 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 our hands this 4th day of March, 2013.

W. Dyer Rodes II

Martha H. Rodes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Dyer Rodes II and Martha H. Rodes, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of March, 2013.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the southerly 170 feet of Lot No. 8 and the westerly 50 feet of Lot No. 13 of Block D on the map of Honeywood Subdivision, not of record and described according to a survey made by W.B. Southgate, Surveyor, dated July 1931, as follows:

Beginning on the easterly margin of Ellendale Avenue at a point 430 feet South of the southerly margin of Malone Avenue; thence with the easterly margin of Ellendale Avenue, southwardly 170 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two Lots, eastwardly 225 feet to the common corner of Lots Nos. 7, 8, 13 and 14, continuing in the same direction and with the line between Lots Nos. 13 and 14, a distance of 50 feet, in all 275 feet; thence northwardly 200 feet to the dividing line between Lots Nos. 12 and 13; thence with said line, westwardly 50 feet to the common corner of Lots Nos. 8, 9, 12 and 13; thence with the line between Lots Nos. 8 and 13, southwardly 30 feet; thence westwardly 225 feet to the beginning.

Being the same property conveyed to W. Dyer Rodes, II and wife, Martha H. Rodes, by deed from James Gray and wife, Katrin Gray, of record as Instrument No. 20110331-0024893, Register's Office of Davidson County, Tennessee.

This is improved property known as 404 Ellendale Avenue, Nashville, Tennessee 37205.