BILL GARRETT, Davidson County
Trans:T20130091486 DEEDWARR
Recvd: 10/24/13 15:33 5 pgs
Fees:27.00 Taxes:0.00
20131024-0111044

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 owner/s:	Send Tax Bills to:	Map-Parcel Numbers
Betty A. Franklin & Julia R. Franklin, Trustees The Betty A. Franklin Living Trust 1408 Riverside Road Old Hickory, Tennessee, 37138	SAME	053 03 0 426.00 053 03 0 234.00

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, Betty A. Franklin, 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 **Betty A. Franklin and/or Julia R. Franklin, Trustees of The Betty A. Franklin Living Trust, established by the Revocable Trust Agreement of Betty A. Franklin dated October 21, 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 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 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 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 Grantees, the Grantees' successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of October, 2013.

Betty A. Franklin

Betty A. Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty A. Franklin, 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 21st day of October, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and part of 1-A, on the Revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, page 86, as revised by Plan of record in book 1424, page 131, Register's Office for said County.

Said Lot No. 1 fronts 99.8 feet on the southwesterly side of Riverside Road and runs back between lines, 143.3 feet on the northwesterly line and 204.9 feet on the southeasterly line to a dead line, measuring 97.6 feet thereon.

Said Lot 1-A fronts 102.2 feet on the northeasterly side of Riverside Road and runs back 218.1 feet, more or less, on the northwesterly line and 127.6 feet, more or less, on the southeasterly line to the low water mark of Cumberland River.

Included but specifically excluded is that tract of land sold to State of Tennessee, of record in Book 2152, page 7, said Register's Office, and described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of J. Ralph and Leatha Payne, said point being North 55 deg. 08' East 113 feet from the most southerly corner of the lands of the subject owner; thence, from the point of beginning and severing the lands of the subject owner, North 27 deg. 00' West 110 feet to a point in the line of the lands now or formerly of J. R. and Evelyn M. Muhlig; thence along said Muhlig line, North 52 deg. 13' East 65 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 136 feet, more or less, to a corner common to the lands of J. Ralph and Leatha Payne; thence, leaving said water line, and along said Payne line, South 55 deg. 08' West 30 feet to the point of beginning, containing two tenths (0.20) of an acre, more or less.

Being the same property conveyed to Clyde M. Dale and wife, Laura M. Dale by deed from J. R. Muhlig and wife, Evelyn M. Muhlig as of record in Book 2045, page 427, said Register's Office. The said Clyde M. Dale and Laura M. Dale having since died the property is now vested in James M. Wells as Executor of the Will of Laura M. Dale of record in Will Book 154, page 649, County Court Clerk's Office.

Also being the same property conveyed to Betty Ann Franklin, unmarried, by deed from James M. Wells, Executor of the Will of Laura M. Dale, of record in Book 6908, page 693, Register's Office for Davidson County, Tennessee.

Betty A. Franklin and Betty Ann Franklin are one and the same person.

This is improved property known as 1408 Riverside Road, Old Hickory, Tennessee, 37138.