

GE 6230

WARRANTY DEED

THIS INSTRUMENT
P R E P A R E D
WITHOUT BENEFIT
OF ABSTRACT OR
T I T L E
EXAMINATION

THIS INSTRUMENT PREPARED BY:
A. STEPHEN MCDANIEL, ATTORNEY
5521 MURRAY AVENUE

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I NAOMI VANCE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED, SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP H. VANCE, TRUSTEE OF THE NAOMI R. VANCE LIVING TRUST DATED THE 25th DAY OF October, 1996, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

Lot 42, Section D, Raleigh Bartlett Meadows Subdivision as shown on plat of record in Plat Book 25, Page 52 of the records of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Haden Vance and wife, Naomi Vance by warranty deed of record at Instrument S8 5097 of said Register's Office. Haden Vance died a resident citizen of Shelby County, Tennessee, on or about June 9, 1990. Naomi Vance, the Grantor herein, covenants and warrants that she and the said Haden Vance were married at the time of his death and had been continuously married since the acquisition of said property and she conveys as the surviving tenant by the entirety.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 25, Page 52 and easement of record in Book 4646, Page 10, of the records of said Register's Office.

The property is unencumbered except for 1996 real estate taxes and subsequent years.

Tax Parcel Identification Number: 87-55-8

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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.

The Grantor states that the purpose of this Deed is to transfer her entire right, title and interest in and to said real property to the NAOMI R. VANCE LIVING TRUST. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, T.C.A. Section 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

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In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee.

This is a transfer into a Revocable Living Trust by the Grantor. No actual monetary consideration is given by the Grantor and this conveyance is exempt from recordation tax under T.C.A. Section 67-4-409(a)(3)(F). This trust contains spendthrift provisions.

WITNESS my hand this 25th day of October, 1996.

Naomi Vance
NAOMI VANCE

STATE OF TENNESSEE
COUNTY OF SHELBY

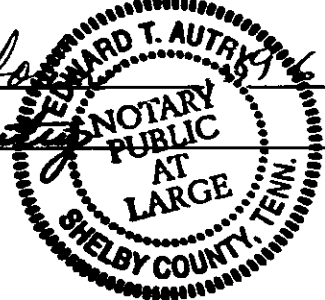
BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NAOMI VANCE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and notarial Seal at office this 25th day of October

MY COMMISSION EXPIRES:

2-23-2007

Edward T. Autry
NOTARY PUBLIC



Property known as:
3083 Bluefield Street
Memphis, TN 38128

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$-0-.

EXEMPT FROM TAX PURSUANT TO T.C.A. 67-4-409(a)(3)(F)
Affiant

Mail Tax Notice to:

Phillip H. Vance, Trustee
3083 Bluefield Street
Memphis, TN 38128

Subscribed and sworn to before me this _____ day of _____, 19____.

N/A
Notary Public

New Owner:
Phillip H. Vance, Trustee
3083 Bluefield Street
Memphis, TN 38128

My Commission Expires:

GE 6230	
D/C	DR# 3
Pgs. 2	ltn.
Val	
STATE TAX	
REGISTER'S FEE	
RECORDING FEE \$4.00	
WT ☐ MISC FEE	
TOTAL	
STATE OF TENNESSEE	
SHELBY COUNTY	
GUY B. BATES	
REGISTER	

GE6230

SHELBY COUNTY
REGISTER OF DEEDS

96 NOV -5 AM 8:59