FROM: David D. Alfery,
Grantor

TO: Joyce A. Alfery,
Grantee

This instrument was prepared by:
Jane L. Davis, Esq.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Joyce A. Alfery 5543 S. Stanford Drive Nashville, TN 37215	SAME	Map 131-13 Parcel 5

WARRANTY DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF the love and affection (and no monetary consideration) and for the express purpose of making a conveyance to dissolve a tenancy by the entirety, I, David D. Alfery, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Joyce A. Alfery, Grantee, her heirs, successors, and assigns, all of my rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> The southerly 375 feet of Lot No. 28 on Stanford and Criswell revised plan of Westwood, of record in Book 974, page 14, Register's Office for said County, said Lot fronts 200 feet on the northerly side of Stanford Drive and runs back between parallel lines 375 feet to a dead line.
>
> Being the same property conveyed to David D. Alfery and wife, Joyce A. Alfery, by deed from Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes, et al, of record in Book 6318, page 891, said Register's Office.

This is improved property, known as 5403 Stanford Drive, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. Restrictive covenants of record in Book 1027, page 78, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 3464, page 163, amended in Book 3672, page 427, said Register's Office.

4. Easement for vista maintenance set out in instrument of record in Book 6307, page 844, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 28th day of August, 1991.

DAVID D. ALFERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana R. Bird, a Notary Public of said County and State, David D. Alfery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of August, 1991.

Diana R. Bird
Notary Public

My Commission Expires: 9/24/94

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