41

FROM: Charles H. Warfield,
Grantor

TO: Martha H. Warfield,
Grantee

This instrument was prepared by:
Alden H. Smith, Jr.
Farris, Warfield & Kanaday
Suite 1800
Third National Financial Cntr.
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
Martha H. Warfield 4208 Estes Road Nashville, TN 37215	SAME	Map 130-4 Parcel 32

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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 love and affection (and no monetary consideration) and for the express purpose of making a conveyance to dissolve a tenancy by the entirety, I, Charles H. Warfield, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Martha H. Warfield, Grantee, her heirs, successors, and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being known as 4208 Estes Avenue, and being Lot 25 on the Map of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for said County.
>
> Said Lot No. 25 fronts 100 feet on the easterly side of Estes Avenue, or Compton Road, and runs back between parallel lines, 307.5 feet to a dead line.
>
> Being the same property conveyed to Charles H. Warfield and wife, Martha H. Warfield, by deed from S. G. Glover and wife, Vita Ann Glover, of record in Book 4033, page 30, said Register's Office.
>
> This description is the same as that contained in the prior Deed.

This is improved property, known as 4208 Estes Road, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

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

2. All matters shown on the Map of Comptonwood Subdivision, of record in Book 974, page 10, said Register's Office.

3. Restrictive covenants recorded in Book 2018, page 627, said Register's Office, and an easement recorded in Book 3576, page 344, said Register's Office.

4. All matters created, suffered, assumed, accepted or agreed to by Grantor and Grantee during their ownership of the above referenced property as tenants by the entireties.

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 September, 1992.

49400

IDENTIFICATION REFERENCE

SEP 28 2 23 PM '92

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Charles H Warfield

CHARLES H. WARFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARCYANNA E. SPENCER, a Notary Public of said County and State, CHARLES H. WARFIELD, 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 28th day of September, 1992.

Marcyanna E. Spencer

Notary Public

MARCYANNA E. SPENCER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/21/92