FROM: Helen R. Tanner,
Grantor

TO: John M. Tanner and wife, Helen R. Tanner, 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
John M. Tanner and Helen R. Tanner 164 Charleston Park Nashville, TN 37205	SAME	Map 116-8-G Parcel 164

94 JAN 12 AM 10:47
DAVIDSON COUNTY, TN.

06953
IDENTIF. & REFERENCE

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 create a tenancy by the entirety, I, Helen R. Tanner, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my husband, John M. Tanner, Grantee, his heirs, successors and assigns, an interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 164 on the Plan of Sugartree Phase III, as of record in Book 5050, pages 67-71, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John M. Tanner and wife, Helen R. Tanner, by deed from Bruce D. Zeitlin of record in Book 5839, page 613, said Register's Office, and being the same property conveyed to Helen R. Tanner by deed from John M. Tanner of record in Book 6336, page 632, said Register's Office.
>
> This description is the same as that contained in the prior Deeds.

This is improved property, known as 164 Charleston Park, Nashville, Tennessee 37205.

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 plan of record in Book 5050, pages 67-71, said Register's Office.

3. Any and all easements of record.

4. All matters created, suffered, assumed, accepted or agreed to by Grantor during her fee simple ownership of the above referenced property.

This conveyance is made to my husband, John M. Tanner, the Grantee herein, pursuant to T.C.A. Section 66-1-109 to create an estate by the entireties in and to the entire interest of the Grantor in the above-described property heretofore held by the Grantor individually.

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, his 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, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 31st day of December, 1993.

Helen R. Tanner
HELEN R. TANNER

3930 01/12 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Marjorie June Wayman a Notary Public of said County and State, HELEN R. TANNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of December, 1993.

Marjorie June Wayman
Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

NOTARY PUBLIC AT LARGE