BOOK 9272 PAGE 674

FROM: James E. Magness,
Grantor

TO: Dorothy S. Magness,
Grantee

This instrument was prepared by:
G. Michael Yopp
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
Dorothy S. Magness 506 Davidson Road Nashville, TN 37205	SAME	Map 115-8 Parcel 17

9260 03/08 0101 03CHECK 8.00

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, James E. Magness, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Dorothy S. Magness, 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 Lot No. 69 on the Plan of Brook Meade, Section 1, as of record in Book 2133, page 77, Register's Office for said County. Said lot No. 69 fronts 227 feet on the northerly side of Davidson Road and extends back 155.3 feet on the easterly line and 244 feet on the westerly line to a dead line, measuring 212 feet thereon.
>
> Being the same property conveyed to James E. Magness and wife, Dorothy S. Magness, by deed from John Porter Rogers and wife, Jane Webb Rogers, of record in Book 3857, page 368, said Register's Office.
>
> This description is the same as that contained in the prior Deed.

This is improved property, known as 506 Davidson Road, Nashville, Tennessee.

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 2133, page 77, said Register's Office.

3. Restrictions of record in Book 2149, page 282, said Register's Office.

4. Any and all easements of record.

5. 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.

25455
IDENTIF. & REFERENCE

94 MAR -9 PM 3:

Witness my hand this 3 day of March, 1994.

James E. Magness
JAMES E. MAGNESS

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Brenda Y Emery, a Notary Public of said County and State, JAMES E. MAGNESS, 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 3 day of March, 1994.

Brenda Y Emery
Notary Public

MY COMMISSION EXPIRES JAN. 25, 1997
NASHVILLE, TN 37203

My Commission Expires:_____

NOTARY PUBLIC