BOOK 9496 PG 58

FROM: Edwin Eric Carlson

TO: Mr. & Mrs. E.E. Carlson

This instrument was prepared by:
William B. Drescher
Tuke Yopp & Sweeney
Third National Bank Building
Seventeenth Floor
201 Fourth Avenue North
Nashville, Tennessee 37219-2040

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Mr. & Mrs. E.E. Carlson 132 Alton Road Nashville, TN 37205	First American Natl. Bank First American Center Nashville, TN 37237	Map 130-9 Parcel 24

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, Edwin Eric Carlson, being one and the same person as Edwin Eric Carlson, III (the "Grantor"), by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Monica A. Carlson (the "Grantee"), her 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. 3 of Block "C" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin E. Carlson and wife, Dorothy D. Carlson, by deed from Benz Realty Company of record in Book 1491, page 269, said Register's Office; the said Edwin E. Carlson having predeceased Dorothy D. Carlson; the said Dorothy D. Carlson having devised her interest to Edwin Eric Carlson, III by Last Will and Testament of record in Will Book 144, page 132, Probate Court for Davidson County, Tennessee.

This description is the same as that contained in the prior Deed.

This is improved property, known as 132 Alton Road, Nashville, Tennessee 37205.

This conveyance is expressly made subject to the following:

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

2. Deed of Trust of record in Book 8717, page 872, Register's Office for Davidson County, Tennessee;

3. Deed of Trust of record in Book 7863, page 741, said Register's Office; said deed of trust having been subordinated to the deed of trust in Book 8717, page 872, by instrument of record in Book 8717, page 880, said Register's Office;

4. The plan of record in Plat Book 1130, page 62, said Register's Office; and

5. All matters created, suffered, assumed, accepted or agreed to by Grantor during his ownership of the above-described property.

This conveyance is made to my wife, Monica A. Carlson, 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 Grantor in the above-described property heretofore held by Grantor individually.

TO HAVE AND TO HOLD the above-described property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the above-described property 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 the Grantor does further covenant and bind the Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the above-described property 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 18th day of October, 1994.

EDWIN ERIC CARLSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, EDWIN ERIC CARLSON, 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 18th day of October, 1994.

Notary Public

My Commission Expires:
9/16/95

00907

IDENTIF. & REFERENCE

94 OCT 18 PM 3:11

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9243 10/18 0101 01CASH 12.00

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