BOOK 10705 PG 173

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Raymond R. Jacobs 1429 Hampshire Place Nashville, TN 37221	Same	Map 142-16-0-A, Parcel 080.00CO

97 DEC -2 PM 4:01

FELIX Z. DAVIS, REGISTER

037574

IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nancy G. Jacobs, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Raymond R. Jacobs, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Raymond R. Jacobs, has bargained and sold, and by these presents does transfer and convey unto Raymond R. Jacobs, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 1997 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Restrictive covenants contained in instrument of record in Deed Book 8367, Page 50, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 6250, Page 50, Register's Office for said County.

4. Any other matters of record.

TO HAVE AND TO HOLD the said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of November, 1997.

Nancy G. Jacobs

Nancy G. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy G. Jacobs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 1997.

ELIZABETH L. LEONARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY. 27, 2001

Elizabeth L. Leonard
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 80 on the plat of Devon Park, Phase II of record Plat Book 6250, page 432, 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 Raymond Jacobs and wife, Nancy G. Jacobs, by deed from John F. Hakes and wife, Jacqueline Hakes, of record in Book 8367, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as 1429 Hampshire Place, Nashville, Tennessee 37221.

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