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BOOK 11065 PAGE 154

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
William J. Jarrett, Jr. 2307 Donna Hill Court Nashville, TN 37214	Same	Map 73 Group 11 Parcel 102

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, Mildred B. Jarrett, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, William J. Jarrett, Jr., pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, William J. Jarrett, Jr., has bargained and sold, and by these presents does transfer and convey unto William J. Jarrett, Jr., 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. 1998 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD 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 11 day of August, 1998.

Mildred B. Jarrett

Mildred B. Jarrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mildred B. Jarrett**, 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 11th day of August 1998.

Notary Public

My Commission Expires: 05-30-99

EXHIBIT A

Legal Description

Land lying in the Third Civil District of Davidson County, Tennessee, more particularly described as follows:

Lot No. 42 on the Plan of Sunset View Subdivision, Section I, of record in Book 2331, pages 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 beginning at a metal post on the North-east corner and running 90 feet westerly and parallel with Donna Hill Court to a metal post on the North-west corner; thence running Southerly 361.3 feet to a metal post on the South-west corner; thence in a North-easterly direction 66.75 feet to a metal post on the South-east corner; thence in a Northerly direction 327.1 feet to a metal post on the North-east corner and the beginning point.

Being the same property conveyed to William J. Jarrett, Jr. and wife, Mildred B. Jarrett, by deed from Herman McCallum and wife, Juanda McCallum, of record in Book 2881, page 634, Register's Office for Davidson County, Tennessee.

This is improved property known as 2307 Donna Hill Court, Nashville, Tennessee 37214.

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