BOX 44

BOOK 11625 PAGE 720

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

| Address new owner as follows:<br>Loran T. Roden<br>4011 Havendale Drive<br>Nashville, TN 37207 | Send Tax Bills to:<br><br>Same | Map-Parcel Numbers<br><br>Map 41-4<br>Parcel 92 |
|---|---|---|

## 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, Margaret B. Roden, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Loran T. Roden, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Loran T. Roden, has bargained and sold, and by these presents does transfer and convey unto Loran T. Roden, 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. 1999 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 13 day of August, 1999.

Margaret B. Roden

Margaret B. Roden

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand, at office, this 13th day of August, 1999.

Julia C. Hunt
Notary Public

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: _____

My Commission Expires MAY. 27, 2001

# EXHIBIT A

## Legal Description

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

Being Lot No. 169 on the Plat of Dalemere Subdivision, Section 7, of record in Plat Book 3700, page 123, Register's Office for said County.

Said Lot No. 169 fronts 267.05 feet on the northeasterly margin of Havendale Drive and extends back 217.10 feet on the northwesterly line, and 170.00 feet on the southeasterly line, to a dead line on the rear of which it measures 142.15 feet.

Being the same property conveyed to Loran T. Roden and wife, Margaret B. Roden, by deed from Everett A. Covington, Jr., Trustee, of record in Book 5722, page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 4011 Havendale Drive, Nashville, Tennessee 37207.

0626075
IDENTIF. & REFERENCE
99 AUG 19 AM 9:41
REGISTER
DAVIDSON COUNTY, TN.
7927 08/19 0101 CHECK 18.00