Davidson County DEEDWARR
Recvd: 11/15/02 15:05 4pgs
Fees:22.00 Taxes:0.00
20021115-0142149

| 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>real estate transfer tax<br>pursuant to T.C.A.<br>§67-4-409(a)(3)(A). |
|---|---|

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Gayle Fuson<br>912 Waterswood Drive<br>Nashville, TN 37220 | Same | 132-13-0 009.00 |

## 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, Thomas Lynn Fuson, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Gayle Fuson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Gayle Fuson, has bargained and sold, and by these presents does transfer and convey unto Gayle Fuson, 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. 2002 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 2nd day of October, 2002.

Thomas Lynn Fuson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand, at office, this 2nd day of October, 2002.

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

Julia C. Hunt
Notary Public

My Commission Expires: My Commission Expires MAR. 26, 2005

191741.1

## EXHIBIT A

### Legal Description

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

Being Lot No. 2 on the Plan of Waterswood Acres, of record in Book 3300, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 2, which is a corner lot, fronts 122.0 feet on the northerly margin of Waterswood Drive and fronts 275.0 feet on the westerly margin of Waterswood Drive, said frontages being joined by a curve having a length of 39.44 feet, and extends back 149.15 feet on the northerly line and 103.31 feet on the broken, westerly line to a point of intersection.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas Lynn Fuson and wife, Gayle Fuson, by deed from Bob R. Grayson and wife, Connie N. Grayson, and Kim Grayson-Propst, of record in Instrument No. 20010620-0065364, Register's Office for Davidson County, Tennessee.

This is improved property known as 912 Waterswood Drive, Nashville, Tennessee 37220.