PICK-UP

FROM: KELLY FELKER ZACHARY

TO: ANDREW ZACHARY

This instrument was prepared by:
Stites & Harbison PLLC
Eighteenth Floor, SunTrust Center
Nashville, Tennessee 37219

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Kelly and Andrew Zachary 1101 Matthews Place Nashville, TN 37206	(SAME)	83-2-287

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, Kelly Felker Zachary, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my husband, Andrew Zachary, Grantee, his 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:

Land in Davidson County, Tennessee, being Lot No. 11 on Matthews Place, as of record in Book 1424, Page 61, Register's Office of Davidson County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kelly A. Felker by deed from Melvin L. Randle and Shenetta Randle, husband and wife, of record in Book 10937, Page 644 in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This conveyance is made subject to (1) all restrictions of record; (2) all easements of records; (3) all visible easements; (4) all matters appearing on the plan of records; and (5) all applicable government and zoning regulations.

This is improved property known as 1101 Matthews Place, Nashville, Tennessee 37206.

Kelly Felker Zachary is the same person as Kelly A. Felker.

Davidson County DEEDWARR
Recvd: 08/11/04 15:09 2pgs
Fees:12.00 Taxes:0.00
20040811-0097228

This conveyance is made to my husband, Andrew Zachary, the 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 the Grantor in the above-described property heretofore held by the Grantor individually.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land 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 Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 29th day of June, 2004.

Kelly Felker Zachary
KELLY FELKER ZACHARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joanna L. Stanfield, a Notary Public of said County and State, KELLY FELKER ZACHARY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2004.

Joanna L. Stanfield
Notary Public

JOANNA L. STANFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/22/07

My Commission Expires 9/22/07