Davidson County DEEDWARR
Recvd: 06/14/05 14:52 4 pg
Fees:22.00 Taxes:0.00
20050614-0068036

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY One Belle Meade Place 4400 Harding Road, Suite 101 Nashville, Tennessee 37205 (615) 777-5400	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Elizabeth O'Kelly Surface 300 Harvard Avenue Nashville, Tennessee 37205	SAME	Map 104-5 Parcel 177

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, for the purpose of terminating a tenancy by the entirety between Thomas E. Surface, hereinafter called the Grantor, and the Grantor's spouse, Elizabeth O'Kelly Surface, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Elizabeth O'Kelly Surface, the Grantor, Thomas E. Surface, has bargained and sold, and by these presents does transfer and convey unto Elizabeth O'Kelly Surface, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee 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. Current year's State and County taxes, 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.

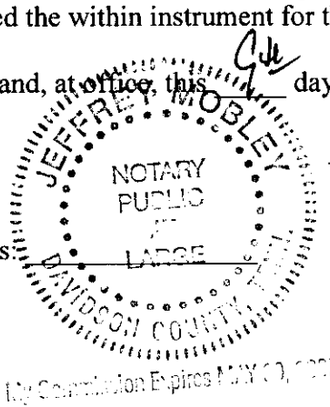
WITNESS my hand this 9th day of June, 2005.

Thomas E. Surface

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 7th day of June, 2005.



Notary Public

My Commission Expires:

EXHIBIT A

Legal Description

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

Lot No. 413 and the westerly 10 feet of Lot No. 412 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 413 and part of Lot No. 412 adjoin and front together 75 feet on the northerly side of Harvard Avenue, and run back between unparallel lines 250 feet, more or less, to an alley in the rear, and measures 65 feet thereon.

Being the same property conveyed to Thomas E. Surface and wife, Elizabeth Surface, by deed from Lenyne E. Hume of record in Book 6729, page 931, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Harvard Avenue, Nashville, Tennessee 37205.