THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** One Belle Meade Place 4400 Harding Road, Suite 101 Nashville, Tennessee 37205 (615) 777-5400	**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
Mary Frances Kerr 3600 Colewood Drive Nashville, Tennessee 37215	Same	Map 131-1 Parcel 48

Davidson County DEEDWARR
Recvd: 07/29/05 08:57 3 pgs
Fees:17.00 Taxes:0.00



20050729-0088648

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, and for the purpose of terminating a tenancy by the entirety between the Grantor, Joseph Patrick Kerr, hereinafter called the Grantor, and the Grantor's spouse, Mary Frances Kerr, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Mary Frances Kerr, the Grantor has bargained and sold, and by these presents does transfer and convey unto Mary Frances Kerr, 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, 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. 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 26th day of July, 2005.

Joseph Patrick Kerr

Joseph Patrick Kerr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Patrick Kerr, 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 26 day of July, 2005.

Martha Littlefield

Notary Public

My Commission Expires May 24,2008

My Commission Expires: _____

MARTHA LITTLEFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT A

Legal Description

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

A certain condominium in Davidson County, Tennessee, being Apartment A of Lindawood-Colewood Condominium, a Horizontal Property Regime, as shown as Exhibit "A" in Master Deed of record in Instrument No. 20040714-0083819, Register's Office for Davidson County, Tennessee, as amended in the First Amendment to Regime for Lindawood-Colewood Condominium Master Deed Establishing a Horizontal Property Regime, as of record in Instrument No. 20050225-0020936, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete description.

Being the same property conveyed to Joseph P. Kerr and wife, Mary Frances Kerr, by deed from Charles Rogan Allen of record as Instrument No. 20050225-0020937, Register's Office for Davidson County, Tennessee.

This is improved property known as 3600 Colewood Drive, Nashville, Tennessee 37215.