Davidson County DEEDWARR
Recvd: 08/16/05 13:46 4 pgs
Fees:22.00 Taxes:0.00
20050816-0097024

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
Suzanne S. Allen 2009 Sunset Hills Terrace Nashville, Tennessee 37215	SAME	Map 145 Parcel 131

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 Terry R. Allen, hereinafter called the Grantor, and the Grantor's spouse, Suzanne S. Allen, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Suzanne S. Allen, the Grantor, Terry R. Allen, has bargained and sold, and by these presents does transfer and convey unto Suzanne S. Allen, 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 11 day of August, 2005.

Terry R. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry R. Allen, 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 11th day of August, 2005.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

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

Lot No. 7 on the Plan of 2002 Tyne, as of record in Book 6900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 7 fronts 257.20 feet on the northerly margin of Sunset Hills Terrace 253.26 feet on the easterly line and 354.14 feet on the westerly line to a dead line in the rear, fronting on the southerly margin of Laura Hill Drive and measuring 352.50 feet thereon.

Being the same property conveyed to Terry R. Allen and spouse, Suzanne S. Allen, by deed from William T. Coker and spouse, Patricia Coker, of record in Book 8983, page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as 2009 Sunset Hills Terrace, Nashville, Tennessee 37215.