Davidson County DEEDWARR
Recvd: 10/17/05 15:33 3 pgs
Fees:17.00 Taxes:0.00
20051017-0125219

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 of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Dawn M. Flora 2308 Hampton Avenue Nashville, Tennessee 37215	Same	Map 117-6 Parcel 51

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, Mark D. Flora, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Dawn M. Flora, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Dawn M. Flora, has bargained and sold, and by these presents does transfer and convey unto Dawn M. Flora, 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 the 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. 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 October, 2005.

Mark D. Flora

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Flora, 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 October, 2005.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 09, 2007

EXHIBIT A

Legal Description

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

Being parts of Lots Nos. 14 and 15 on the Plan of Hillsboro Heights, not of record, fronting 100-feet along the northerly margin of Hampton Avenue and described according to a survey made by W.B. Southgate, Engineer, May/1910, as more completely set forth in the deed as of record at Book 9139, page 642 and at Book 3916, page 495, both in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Flora and wife, Dawn M. Flora, by deed from Patricia J. Galloway of record as Instrument No. 20011010-0110452, Register's Office for Davidson County, Tennessee.

This is improved property known as 2308 Hampton Avenue, Nashville, Tennessee 37215.