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 Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:

Lynn McNally Scarola
421 Royal Oaks Drive
Nashville, Tennessee 37205

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 116-15
Parcel 38

Davidson County DEEDWARR
Recvd: 06/09/06 14:14 4 pgs
Fees:22.00 Taxes:0.00

20060609-0068889

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 Frederic A. Scarola, hereinafter called the Grantor, and the Grantor's spouse, Lynn McNally Scarola, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Lynn McNally Scarola, the Grantor, Frederic A. Scarola, has bargained and sold, and by these presents does transfer and convey unto Lynn McNally Scarola, 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.

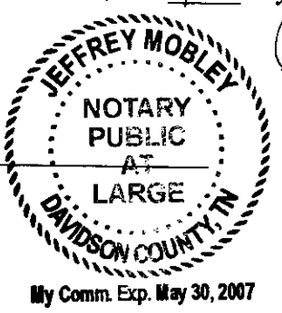
WITNESS my hand this 1 day of June, 2006.

Frederic A. Scarola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederic A. Scarola, 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 1st day of June, 2006.



Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

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

Lot No. 9 on the Map of a Resubdivision Plan of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lot fronts 175 feet on the westerly side of Royal Oaks Drive and runs back between parallel lines, along the northerly margin of a 10-foot walkway, 215 feet to a deadline.

Being the same property conveyed to Frederic A. Scarola and wife, Lynn Scarola, by deed from Susan A. Cooney of record in Book 8951, page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as 421 Royal Oaks Drive, Nashville, Tennessee 37205.