THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 07/06/06 15:19 3 pgs
Fees:17.00 Taxes:0.00
20060706-0081212

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Digby 1500 Heil Quaker Blvd. LaVergne, TN 37086-3538	Same	Map: 183 Pars: 164 & 132

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, CYNTHIA J. BEDORE, hereinafter "Grantor", pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby transfer and convey unto my husband, JAMES F. DIGBY, his heirs and assigns, those certain tracts or parcels of real property located in Davidson County, Tennessee and more particularly on Exhibit "A" attached hereto and incorporated herein by reference:

These properties are known as 1500 Heil Quaker Blvd and 1121 Firestone Parkway, LaVergne, Tennessee 37086.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all existing easements and restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made for the purpose of terminating any and all interest that Grantor may have in the real estate described hereinabove, and specifically for the purpose of terminating Grantor's entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

WITNESS my hand this 30 day of June, 2006.

Cynthia J Bedore
CYNTHIA J. BEDORE

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(A) as a dissolution of a tenancy by the entireties. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stephanie Spahos, a Notary Public of the State and County aforesaid, personally appeared CYNTHIA J. BEDORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at LaVergne, Tennessee, this 30 day of June, 2006.

Stephanie Spahos
Notary Public

My Commission Expires:

[illegible]

STEPHANIE SPAHOS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Property Description

TRACT NO. 1:

1500 Heil Quaker Boulevard, LaVergne, TN 37086

Map: 183
Par. 164

BEING Lot No. 1, on the Plan of Guinn Subdivision, of record in Plat Book 7900, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James F. Digby and wife, Cynthia J. Bedore as tenants in common by deed from Guinn's Trailer Sales, Inc. of record in. Book 8910, Page 704, Register's Office, Davidson County, Tennessee.

TRACT NO. 2:

1121 Firestone Parkway, LaVergne, TN 37086

Map: 183
Par. 132

BEING Lot No. 2, on the Plan of Guinn Subdivision Firestone Parkway, of record in Plat Book 7900, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James F. Digby and wife, Cynthia J. Bedore, by deed from Guinn's Trailer Sales, Inc. of record in Book 8427, Page 126, Register's Office, Davidson County, Tennessee. By Quitclaim Deed of record in Book 8879, page 988, said Register's Office, said property was conveyed by James F. Digby and wife, Cynthia J. Bedore, to James F. Digby and Cynthia J. Bedore as tenants in common.