| 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**<br>Howard & Mobley, PLLC<br>200 31st Avenue, North, Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| James Clarence Evans<br>940 Tyne Boulevard<br>Nashville, Tennessee 37220 | SAME | Map 146-01<br>Parcel 4 |

Davidson County DEEDWARR
Recvd: 03/06/07 15:01 3 pgs
Fees:17.00 Taxes:0.00

20070306-0027841

**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 Elaine C. Evans, hereinafter called the Grantor, and the Grantor's spouse, James Clarence Evans, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, James Clarence Evans, the Grantor, Elaine C. Evans, has bargained and sold, and by these presents does transfer and convey unto James Clarence Evans, 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 5 day of March, 2007.

Elaine C. Evans

**Elaine C. Evans**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine C. Evans, 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 5 day of March, 2007.

My Commission Expires: _____

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

Notary Public

**EXHIBIT A**

**Legal Description**

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

Lot No. 5 of Block "A" on the map of Bridle Path Estates, a part of the Overton Lea Estate, as of record in book 974, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Clarence Evans and wife, Elaine C. Evans, by deed of record in Book 1764, page 600, Register's Office for Davidson County, Tennessee.

This is improved property known as 940 Tyne Boulevard, Nashville, Tennessee 37220.