Davidson County DEEDWARR
Recvd: 05/07/07 14:34 3 pgs
Fees:17.00 Taxes:0.00
20070507-0054743

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**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	
Georgette Kozuch Arena 8121 Poplar Wood Lane Nashville, Tennessee 37221	SAME	Map Parcel	155-3C 016.00

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 J. Anthony Arena, hereinafter called the Grantor, and the Grantor's spouse, Georgette Kozuch Arena, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Georgette Kozuch Arena, the Grantor, J. Anthony Arena, has bargained and sold, and by these presents does transfer and convey unto Georgette Kozuch Arena, 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 2nd day of May, 2007.

J. Anthony Arena

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Anthony Arena, 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 2nd day of May, 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:

Being Lot No. 16 on the Final Plat of Poplar Wood, Section 1, a Planned Unit Development, as of record in Plat Book 9700, page 196, and as shown on Boundary Plat 9700, page 3, Register's Office of said County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J. Anthony Arena and wife, Georgette K. Arena, by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 10639, page 483-485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 9019, page 334, Book 10013, page 935, and Book 10206, page 512, said Register's Office; and easements and setback lines as set forth on the above plan of record.

This is improved property known as 8121 Poplar Wood Lane, Nashville, Tennessee 37221.