Davidson County DEEDWARR
Recvd: 09/17/07 09:05 3 pgs
Fees:17.00 Taxes:0.00
20070917-0110737

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 & Havens, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lori Anne Shulman 3516 Hampton Ave. Nashville, Tennessee 37215	SAME	Map: 117-5 Parcel: 92

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 James D. Shulman, hereinafter called the Grantor, and the Grantor's spouse, Lori Anne Shulman, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Lori Anne Shulman, the Grantor, James D. Shulman, has bargained and sold, and by these presents does transfer and convey unto Lori Anne Shulman, 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 4th day of September, 2007.

James D. Shulman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Shulman, 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 4th day of September, 2007.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 3 and all of Lot No. 2 on the plan of Sharber's Home Tract, not of record and being described according to a survey of John Kohl and Company, P. C. Tennessee No. 100, dated, November 18, 1986, as follows:

Said Portion of Lot No. 3 and Lot 2 together fronts 130 feet on the northerly margin of Hampton Avenue and extends back between parallel lines a distance of 250 feet to a line in the rear.

Being the same property conveyed to James D. Shulman and wife, Lori Anne Shulman, by deed from Robert E. Russell and wife, Georgianna W. Russell, of record, in Book 7056, page 436, Register's Office for Davidson County, Tennessee.

This is improved property known as 3516 Hampton Ave., Nashville, Tennessee 37215.