Davidson County DEEDWARR
Recvd: 09/27/07 13:16 2 pgs
Fees:12.00 Taxes:0.00
20070927-0115402

THIS INSTRUMENT PREPARED BY:
LEE & LEE, ATTORNEYS, P.C.
109 East Gay Street
Lebanon, TN 37087
Map Group Parcel

Send tax bill to:
George Smallwood
2302 Dennywood Drive
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

ESTATE BY THE ENTIRETIES DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to Tennessee Code Annotated 66-1-109, I, **Colleen Denise Smallwood, f/k/a Colleen Denise McGinley** have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Colleen Denise Smallwood and husband, George Smallwood** their heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

Being Lot No. 106 of the Map of Maplecrest Subdivision, as of record in Book 1835, page 27-28, Register's Office for Davidson County, Tennessee, description as follows:

Beginning at a point on the northwest of Denneywood Drive, at the common corner of Lots Nots/ 105 and 106 of said subdivision; said point being 71.48 feet northeasterly from a concrete monument at the intersection of Denneywood Drive and Aubrey Court; thence northwesterly 170 feet to a concrete monumnet, said monument being the common corner of Lots Nos. 105 and 106; thence continuing northerly 74.4 feet with the common line between Lots Nos. 104 and 106 to a point on the rear line of said subdivision; thence easterly with the rear line of said subdivision 60 feet to a point, said point being the common corner of Lots Nots. 106 and 107 of said subdivision; thence southerly with the line between Lots Nos. 106 and 107, 202 feet to a point on the northwest margin of Denneywood Drive; thence southwesterly with said margin of Denneywood Drive, 60 feet to the point of beginning.

Being the same property conveyed to Colleen Denise McGinley, by deed from Michael John McGinley dated August 24, 1998 and of record in Book 11106, Page 393, Register's Office, Davidson County, Tennessee. For further reference see Deed of record at Book 9604, Page 561, Register's Office Davidson County, Tennessee.

Colleen Denise Smallwood, Colleen Denise McGinley, and Collen D. McGinley are one and the same person.

TO HAVE AND TO HOLD the above described tract or parcel of land,

together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Colleen Denise Smallwood and husband, George Smallwood their heirs and assigns, forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of said property, that I have a good title and the right to convey it, and that the same is unencumbered, and I will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

It is the expressed desire of the Grantor herein pursuant to T.C.A. 66-1-109 to convert her entire interest in the above described property which she heretofore owned individually into an estate by the entireties with George Smallwood, and it is the intent and purpose of this instrument pursuant to T.C.A. 66-1-109 to create an estate by the entireties by and between the parties of this instrument in and to the herein described property.

Witness my hand on this the 27th day of September, 2007.

Colleen Denise Smallwood, f/k/a
Colleen Denise McGinley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, Colleen Denise Smallwood, f/k/a Colleen Denise McGinley with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this the 27th day of September, 2007

Denise L. Minor
NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-11-09

DENISE L. MINOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY