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:

Lucile Houseworth
3 Warwick Lane
Nashville, Tennessee 37205

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 104-14 0G
Parcel 109.00

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 Mark A. Magnuson, hereinafter called the Grantor, and the Grantor's spouse, Lucile Houseworth, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Lucile Houseworth, the Grantor, Mark A. Magnuson, has bargained and sold, and by these presents does transfer and convey unto Lucile Houseworth, 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.

Davidson County DEEDWARR
Recvd: 12/06/07 09:34 3 pgs
Fees:17.00 Taxes:0.00
20071206-0141238

MSM

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 30th day of November, 2007.

Mark A. Magnuson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Magnuson, 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 30th day of November, 2007.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

MAM

EXHIBIT A

Legal Description

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

BEING Lot No. 10 on the Plan of Whitworth, Phase 01 B, of record in Plat Book 7900. page 415, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Mark Magnuson and wife Lucile Houseworth, from Keith Perryman and Kimmy Lee Perryman by Deed of record in Book 9163, page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as 3 Warwick Lane, Nashville, Tennessee 37205.