THIS DOCUMENT PREPARED BY: **BRYAN HOWARD** 200 31st Ave., No., 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
Karen K. Brukardt 5618 Hillsboro Pike Nashville, TN 37215	SAME	130-16-62

Davidson County DEEDWARR
Recvd: 01/16/08 08:48 3 pgs
Fees:17.00 Taxes:0.00

20080116-0004749

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, Gary A. Brukardt, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Karen K. Brukardt, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Karen K. Brukardt, has bargained and sold, and by these presents does transfer and convey unto Karen K. Brukardt, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being 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 10th day of January, 2008.

GARY A. BRUKARDT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary A. Brukardt, 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 10th day of January, 2008.

Notary Public

My Commission Expires: 7/25/09

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

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

Being Lot No. 25 on the Revised Plan of Westwood Subdivision, as of record in Book 974, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 25 fronts 250 feet on the easterly side of Hillsboro Road and extends back between parallel lines 450 feet, more or less, to a dead line, measuring 210 feet thereon.

Being the same property conveyed to Gary A. Brukardt and wife, Karen K. Brukardt, by deed from The Estate of Eric N. Ericson by and through the Heirs at Law of Administrator, of record in Book 8439, page 684, Register's Office for Davidson, Tennessee.

This is improved property known as 5618 Hillsboro Pike, Nashville, Tennessee 37215.