THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6720290 djl

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
BETTY LEE W. ROSEN 64 Old Club Court Nashville, Tennessee 37215	Same	Parcel ID: 104140H07200CO

WHEREAS, I, HOWARD E. ROSEN, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, BETTY LEE W. ROSEN;

WHEREAS, I now desire to convey to my spouse, BETTY LEE W. ROSEN, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, HOWARD E. ROSEN, (the "Grantor") do hereby convey unto my spouse, BETTY LEE W. ROSEN, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 64 Old Club Court, Nashville, Tennessee.

Said property is conveyed subject to:

1. Matters shown on the Plan of record in Book 7900, page 870-872, amended of record in Book 9582, page 842, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easement and Restrictions, including , but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 301, said Register's Office. By designation & agreement of Declarant of record in Book 9582, page 872, Register's Office for Davidson County, Tennessee, Clements-Bartosh Interests, L.L.C. was designated as the Declarant for purposes of the said Declaration.

Davidson County DEEDQC
Recvd: 03/05/08 09:37 3 pgs
Fees:17.00 Taxes:0.00
20080305-0021935

3. Boundary Plat for Whitworth of record in Book 6900, page 838-841, said Register's Office.

4. Rights of others in & to the common areas.

5. Declaration of Covenants, Conditions and Restrictions for SWMA including, but not limited to easements, assessment, special assessments, charges and liens contained of record in Book 9567, page 185, said Register's Office.

6. Metro taxes for 2008, not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of FEBRUARY, 2008.

Howard E. Rosen
HOWARD E. ROSEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **HOWARD E. ROSEN, the within named bargainor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of FEBRUARY, 2008.

Janet F. Gushura
Notary Public

My Commission Expires:

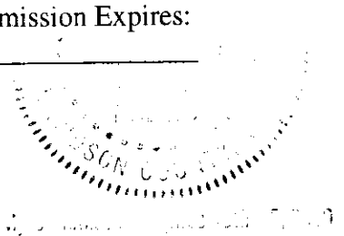


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Whitworth, Phase 3, Section 3 of record in Book 7900, page 870-872, amended of record in Book 9852, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOWARD E. ROSEN and BETTY LEE W. ROSEN, by deed of record in Book 10455, page 174, Register's Office of Davidson County, Tennessee.

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