Davidson County DEEDWARR
Recvd: 03/27/08 08:48 3 pgs
Fees:17.00 Taxes:0.00
20080327-0030546

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
Mary Lou Zagorski 6357 Torrington Road Nashville, Tennessee 37205	SAME	Map 115-10 Parcel 81

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 Stephen A. Zagorski, hereinafter called the Grantor, and the Grantor's spouse, Mary Lou Zagorski, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Mary Lou Zagorski, the Grantor, Stephen A. Zagorski, has bargained and sold, and by these presents does transfer and convey unto Mary Lou Zagorski, 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 18th day of March, 2008.

Stephen A. Zagorski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Zagorski, 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 18th day of March, 2008.

My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN. Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of West Meade Estates, Section 1, as of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 76 begins at a point on the southerly margin of Torrington Road, being the corner of Lots Nos. 76 and 75; thence southerly along the line between said two lots 199.4 feet to a point, the northeasterly corner of Lot No. 77; thence westerly along the line between lots Nos. 76 and 77, 204 feet to a point in the easterly margin of Currywood Drive; thence northerly along the easterly margin of said drive 146 feet to a point, and along the easterly margin of said drive 146 feet to a point, and continuing thence 15.91 feed to a point, the beginning of a curve; thence around said curve to the right, having a radius of 25 feet, 37.77 feet to a point in the southerly margin of Torrington Road; thence easterly along the margin of said road, 144.5 feet to a point, and continuing thence easterly along the margin of said road 35.51 feet to the point of beginning.

BEING the same property conveyed to Stephen A. Zagorski and wife, Mary Lou Zagorski by deed from Evelyn Lepley of record in Book 6242, page 479, Register's Office for Davidson County, Tennessee.

ALSO, BEING the same property conveyed to Stephen A. Zagorski by deed from his wife, Mary Lou Zagorski, of record in Book 7765, page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as 6357 Torrington Road, Nashville, Tennessee 37205.