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 Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Janet M. Cortez 105 Fox Hunt Pointe Nashville, Tennessee 37221	SAME	Map 177 Parcel 13

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 Anthony M. Cortez, hereinafter called the Grantor, and the Grantor's spouse, Janet M. Cortez, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Janet M. Cortez, the Grantor, Anthony M. Cortez, has bargained and sold, and by these presents does transfer and convey unto Janet M. Cortez, 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: 03/31/08 15:47 3 pgs
Fees:17.00 Taxes:0.00
20080331-0032238

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 24th day of March, 2008.

Anthony M. Cortez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony M. Cortez, 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 24th day of March, 2008.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 11 on the Plan of Lots 1, 3, 6, 10, 11, 12, 21 and 24 Fox Hollow Farms State Route 96 of record in Book 9700, page 292, as corrected in Book 10371, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony M. Cortez and wife, Janet M. Cortez, by deed from Mark A. Metrick and wife, Loren J. Metrick, of record as Instrument No.20050124-0008646, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Fox Hunt Pointe, Nashville, Tennessee 37221.