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, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Sheila E. Sitarich 3722 Richland Avenue Nashville, Tennessee 37205	SAME	Map 104 09 0 Parcel 071.00

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 Silvio Sitarich, hereinafter called the Grantor, and the Grantor's spouse, Sheila E. Sitarich, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Sheila E. Sitarich, the Grantor, Silvio Sitarich, has bargained and sold, and by these presents does transfer and convey unto Sheila E. Sitarich, 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: 11/20/08 08:46 3 pgs
Fees:17.00 Taxes:0.00
20081120-0114183

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 13th day of November, 2008.

Silvio Sitarich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Silvio Sitarich, 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 13th day of November, 2008.

My Commission Expires: JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 179 of Block 8 Division "A" Richland Realty Company's Property as of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Silvio Sitarich and wife, Shelia E. Sitarich, by deed dated May 3, 2005 from Mahlon D. Johnson, unmarried of record in Instrument No. 20050509-0052262, Register's Office for Davidson County, Tennessee.

This is improved property known as 3722 Richland Avenue, Nashville, Tennessee 37205.