Davidson County DEEDWARR
Recvd: 12/17/08 08:53 2 pgs
Fees:12 00 Taxes:0.00
20081217-0120629

NEW OWNER IS AND SEND
TAX BILLS TO:
Aaron L. Fitzsimmons and wife,
Jennifer Maire Fitzsimmons
4906 Nebraska Ave
Nashville, TN 37209

MAP 103-03-0-232.01

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

DEED TO CREATE TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and the love and affection I have for my wife, JENNIFER MARIE FITZSIMMONS, the receipt of all of which is hereby acknowledged, I, **AARON L. FITZSIMMONS**, do hereby convey sufficient interest to **JENNIFER MARIE FITZSIMMONS**, to create a **TENANCY BY THE ENTIRETY** in me, AARON L. FITZSIMMONS and my wife, JENNIFER MARIE FITZSIMMONS in and to the following described tract or parcel of land situated in the Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 of Block 8 on the West Extension of Sylvan Park, not of record, described as follows:
>
> Said Lot No. 4 fronts 50 feet on the north side of Nebraska Avenue and extends back between parallel lines, parallel to and 160 feet west of the west margin of 49th Avenue North, 210 feet to a dead line.
>
> BEING the same property conveyed to Aaron L. Fitzsimmons, unmarried, by deed from J. S. Harvard Reynolds, dated August 4, 2006, and of record as Instrument Number 20060905-0109173, Register's Office of Davidson County, Tennessee. The said Aaron L. Fitzsimmons is now married to Jennifer Fitzsimmons.

TO HAVE AND TO HOLD said interest in the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, and me, as tenants by the entirety, our heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in and to the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2008 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said tract or parcel of land, unto the said **GRANTEES** for the purpose of creating a tenancy by the entirety

as aforesaid, against the lawful claims of all persons whomsoever

WITNESS my hand this the 4th day of December, 2008.

AARON L. FITZSIMMONS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AARON L. FITZSIMMONS, the 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 Gallatin, Tennessee, on this the 4 day of December, 2008.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

MY COMMISSION EXPIRES: 6-19-12

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ENTIRETY DEED, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 4 day of December, 2008.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

MY COMMISSION EXPIRES: 6-19-12