Davidson County DEEDWARR
Recvd: 01/29/09 09:07 2 pgs
Fees:12.00 Taxes:0.00
20090129-0007589

(2)

THIS INSTRUMENT PREPARED BY:
LEE & LEE, ATTORNEYS, P.C.
109 E. Gay Street
Lebanon, TN 37087
Map 146.16 Parcel 93 Group -

New Owner: Steven C. & Demetria Diane Edwards
Send tax bill to: Steven C. & Demetria Edwards
8797-106 483 Brentlawn Drive
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

ESTATE BY THE ENTIRETIES DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to Tennessee Code Annotated 66-1-109, I, **Steven C. Edwards**, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Steven C. Edwards and wife, Demetria Diane Edwards**, their heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

> A certain tract or parcel of land located in the 6th Civil District of Davidson County, Tennessee being more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Steven C. Edwards by deed dated November 10, 2000, from David W. Clippinger and wife, Carolyn Clippinger by Warranty Deed of record as Instrument# 20001113-0112280, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **Steven C. Edwards and wife, Demetria Diane Edwards**, their heirs and assigns, forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of said property, that I have a good title and the right to convey it, and that the same is unencumbered, and I will forever

warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

It is the expressed desire of the Grantor herein pursuant to T.C.A. 66-1-109 to convert his entire interest in the above described property which **Steven C. Edwards** heretofore owned individually into an estate by the entireties with **Demetria Diane Edwards**, and it is the intent and purpose of this instrument pursuant to T.C.A. 66-1-109 to create an estate by the entireties by and between the parties of this instrument in and to the herein described property.

Witness my hand on this the 16th day of January, 2009.

Steven C. Edwards

Steven C. Edwards

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, **Steven C. Edwards**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this the 16th day of January, 2009.

J C Ross

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES:

4-25-12