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
Gayle A. Kerr 432 Lynwood Boulevard Nashville, Tennessee 37205	SAME	Map 116-15-0 Parcel 097.00

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 Stephen R. Kerr, hereinafter called the Grantor, and the Grantor's spouse, Gayle A. Kerr, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Gayle A. Kerr, the Grantor, Stephen R. Kerr, has bargained and sold, and by these presents does transfer and convey unto Gayle A. Kerr, 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: 03/05/09 12:41 3 pgs
Fees:17.00 Taxes:0.00
20090305-0019814

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 26th day of February, 2009.

Stephen R. Kerr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen R. Kerr, 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 26th day of February, 2008.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 105 on the Plan of the Royal Oaks Land Company's Subdivision of the Bakers Tract Subdivision, as of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEGINNING at a point in the easterly margin of Lynnwood Boulevard, said point being 55 feet South of the line between Lot Nos. 104 and 105; thence, easterly parallel with the line between said Lots, 364 feet, more or less, to a point; thence, southerly 100 feet, more or less, to a point; thence, westerly 357 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence, with the margin of the same northerly 100 feet to the BEGINNING.

Being the same property conveyed to Stephen R. Kerr and wife, Gayle A. Kerr, by deed from Will Shatford and wife, Debra P. Shatford, of record as Instrument No. 20021108-0138203, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property known as 432 Lynwood Boulevard, Nashville, Tennessee 37205.