This instrument was prepared by **Michael W. Dale** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Karen Gafford
3221 Thoroughbred Drive
Hermitage, Tennessee 37076

OWNER & PROPERTY ADDRESS:

Karen Gafford, et vir
3104 Keeling Avenue
Nashville, Tennessee 37216

KAREN GAFFORD

TO: ENTIRETIES DEED

JAMES GAFFORD

BILL GARRETT, Davidson County
Trans:T20090018713 DEEDQC
Recvd: 03/20/09 13:00 2 pgs
Fees:12.00 Taxes:0.00
20090320-0025147

THIS DEED OF REALTY executed as of the 19 day of December, 2008, at Nashville, County of Davidson, State of Tennessee by **KAREN GAFFORD**, hereinafter called the **"Grantor"**, to **JAMES GAFFORD**, herein called the **"Grantee"**,

W I T N E S S E T H:

That the **Grantor** and **Grantee** are husband and wife and it is the desire of the **Grantor**, pursuant to T.C.A. § 66-1-109, to create an estate of tenants by the entirety, in the **Grantor and Grantee**, into the hereinafter described realty.

That to effectuate such desire, the **Grantor** does hereby convey to the **Grantor and Grantee**, as tenants by the entirety and to their heirs and assigns forever, the following described real estate in Davidson County, Tennessee:

BEGINNING at an iron pin in the westerly margin of Keeling Street, 174 feet north of Mrs. Startup's southeast corner; thence north with westerly margin of Keeling Street 75 feet to iron pin; thence westerly 209.4 feet to the easterly margin of L & N right of way to an iron pin; thence southwesterly with said right of way 85 feet to an iron pin; thence east 249.5 feet to the point of beginning.

Being the same property conveyed to Karen Gafford by deed of record in the Register's Office for Davidson County, Tennessee, Instrument Number 20080822-0086607 and designated as Map 72-05, Parcel 70, Tax Assessor for Davidson County, Tennessee.

This is improved property known as 3104 Keeling Avenue, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, **Grantor** has executed this instrument on the date written herein.

GRANTOR:

Karen Gafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Karen Gafford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 19 day of December, 2008.

Marilyn Dillard
NOTARY PUBLIC

SEAL

MARILYN DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: March 24, 2010

THIS CONVEYANCE IS EXEMPT FROM STATE TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409(a)(3)(A) AS THE SAME IS EXECUTED FOR THE PURPOSE OF CREATING AN ESTATE BY THE ENTIRETY.

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