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
929 W. Eastand 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
20090320-0025148

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:

Being Lot No. 4 on the Map of the Richmond Addition, as of record in Book 974, Page 19, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of West Eastland Avenue, formerly Cleveland Street, and extends back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to Karen Gafford by deed of record in the Register's Office for Davidson County, Tennessee, Instrument Number 20080822-0086606 and designated as Map 82-08, Parcel 108, Tax Assessor for Davidson County, Tennessee.

This is improved property known as 929 W. Eastland 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 21, 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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