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 Dr.
Hermitage, TN 37076

KAREN GAFFORD

TO: ENTIRETIES DEED

JAMES GAFFORD

OWNER & PROPERTY ADDRESS:

Karen Gafford, et vir
2109 Creighton Avenue
Nashville, Tennessee

BILL GARRETT, Davidson County
Trans:T20090018713 DEEDQC
Recvd: 03/20/09 13:00 2 pgs
Fees:12.00 Taxes:0.00
20090320-0025149

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 the west 25.2 feet of Lot No. 20 on the east 24.7 feet of Lot No. 23, together with parts of the alleys and court lying south of said lots on Plan of Mrs. Minnie E. Martin's Subdivision, of record in Book 547, Page 137, Register's Office for said County, more particularly described as follows:

Beginning on the southerly margin of Creighton Avenue at a point 249.8 feet from the westerly margin of Riverside Drive or Boulevard, said point being the northwest corner of the property conveyed to James F. Scalf and wife, Eloise, by deed from M.P. Estes and wife, of record in Book 790, Page 338, said Register's Office; thence with the southerly margin of said Avenue, westwardly 49.9 feet to a point 31.8 feet east of the corner of Lots 23 and 25; thence southwardly and parallel with the line between said Lots 23 and 25, 204 feet to the northerly line of Lot 22 on said plan; thence with the northerly line of Lots 22 and 21, eastwardly 49.9 feet to the southwest corner of the Scalf lot; thence with the westerly line of same, northwardly 204 feet to the beginning.

Being the same property conveyed to Karen Gafford by deed of record in the Register's Office for Davidson County, Tennessee, Instrument Number 20080822-0086608 and designated as Map 83-3, Parcel 127, Tax Assessor for Davidson County, Tennessee.

This is improved property known as 2109 Creighton Avenue, Nashville, Tennessee 37206.

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

MARILYN DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
SEAL

My Commission Expires: March 4, 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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