BILL GARRETT, Davidson County
Trans:T20090035230 DEEDWARR
Recvd: 05/28/09 15:22 3 pgs
Fees:17.00 Taxes:0.00
20090528-0049207

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria W. Brown 208 Hurst Drive Old Hickory, TN 37138	Same	Parcel ID.: 053 06 0 019.00

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, JACK D. BROWN, hereinafter "Grantor", pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby transfer and convey unto my wife, GLORIA W. BROWN, her heirs and assigns, (hereinafter "Grantee") that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

> Being Lot No. 43 on the Plan of Fairway View Subdivision, Section II, as of record in Book 2900, Page 100, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 43 fronts 80 feet on the westerly side of Hurst Drive and runs back between lines, the northerly line being 282.5 feet and the southerly line being 275.9 feet, to a line in the rear measuring 178.02 feet thereon.
>
> Being the same property conveyed to Jack D. Brown and wife, Gloria W. Brown, by Warranty Deed from John W. Riggle and wife, Stella-Margaret Riggle, of record in Deed Book 5051, page 5, Register's Office for Davidson County, Tennessee.

This improved property is known as 208 Hurst Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all existing easements and restrictions of record and all matters shown on the Plan of Fairway View Subdivision, Section II, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made for the purpose of terminating any and all interest that Grantor may have in the real estate described hereinabove, and specifically for the purpose of terminating Grantor's entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 27th day of MAY, 2009.

JACK D. BROWN

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(A) as a dissolution of a tenancy by the entireties. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOAN CATHERINE LILLARD, a Notary Public of the State and County aforesaid, personally appeared JACK D. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of MAY, 2009.

Notary Public

My Commission Expires:

11/7/12

JOAN CATHERINE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012