BILL GARRETT, Davidson County
Trans:T20090038566 DEEDWARR
Recvd: 06/10/09 08:45 3 pgs
Fees:17.00 Taxes:0.00
20090610-0053670

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 Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Karren Teren 306 Elmington Avenue Nashville, Tennessee 37205	SAME	Map 104-10 Parcel 55

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 George Teren, hereinafter called the Grantor, and the Grantor's spouse, Karren Teren, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Karren Teren, the Grantor, George Teren, has bargained and sold, and by these presents does transfer and convey unto Karren Teren, 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.

MMT

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 16th day of April, 2009.

George Teren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Teren, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 16th day of April, 2009.

My Commission Expires: _____

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 "A" on the Map showing subdivision of lots Nos. 16, 17, and 18 in Elmington Place Subdivision, as of record in Book 547, page 43, Register's Office for said County.

Said Lot "A" fronts 57.6 feet on the northeasterly side of Elmington Avenue and extends back 156 feet on the northerly line and 169 feet 7 inches on the southerly line with the northerly margin of Richardson Avenue to a dead line, measuring 83 feet 7 inches thereon.

Being the same property conveyed to George G. Teren and wife, Karren Teren, by deed from Lelia Belle Walker, of record in Book 8771, page 671, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Elmington Avenue, Nashville, Tennessee 37205.