BILL GARRETT, Davidson County
Trans:T20090044722 DEEDWARR
Recvd: 07/02/09 15:22 3 pgs
Fees:17.00 Taxes:0.00
20090702-0062052

THIS DOCUMENT PREPARED BY:	
JEFFREY MOBLEY 200 31st Ave., No., Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brent Dallas Wiseman and wife, Kimbra R. Wiseman 2531 Ashwood Avenue Nashville, TN 37212	**Brent Dallas Wiseman and wife, Kimbra R. Wiseman** 3064 St. Helena Drive Tucker, GA 30084	104-15-63

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, Brent Dallas Wiseman, hereinafter called the Grantor, for the purpose of creating a tenancy by the entirety between the Grantor and the Grantor's spouse, Kimbra R. Wiseman, pursuant to T.C.A. §66-1-109, has bargained and sold, and by these presents does transfer and convey unto Kimbra R. Wiseman, hereinafter called the Grantee, a spousal tenancy by the entirety interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

It is the intent of the Grantor that, as a result of this conveyance, the subject property shall be owned by Brent Dallas Wiseman and wife, Kimbra R. Wiseman, as tenants by the entireties.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes.

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, 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, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of June, 2009.

Brent Dallas Wiseman

Brent Dallas Wiseman

STATE OF Georgia)
COUNTY OF Gwinnett)

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

WITNESS my hand, at office, this 14th day of June, 2009.

Lori O'Donohoe

Notary Public

LORI O'DONOHOE NOTARY PUBLIC GWINNETT COUNTY, GA

My Commission Expires: 9/2011

EXHIBIT A
Legal Description

Land lying in the District of Davidson County, Tennessee, more particularly described as follows:

Being the westerly half of Lot No. 48 on the Map of Sunset Park Subdivision, as of record in Book No. 332, page No. 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said half of Lot No. 48 fronts 50 feet on the southerly side of "2" Street, now West Ashwood Avenue, and runs back between parallel lines 160.5 feet to the north line of Lot No. 37.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Being the same property conveyed to Alan Franklin Wiseman, an unmarried person, by deed from the Estate of Chester Dallas Wiseman, Jr., deceased, of record in Book 9538, page 537, Register's Office for Davidson County, Tennessee. Alan F. Wiseman died on March 17, 2009 and devised his entire interest in the subject property to Brent Dallas Wiseman by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on April 13, 2009 under Docket No. 09P-551.

Also being the same property conveyed to Brent Dallas Wiseman, the sole residuary distributee, by deed from Brent Dallas Wiseman, Executor of the Estate of Alan Franklin Wiseman of record as Instrument No. 20090624-0058842, Register's Office for Davidson County, Tennessee.

This is improved property known as 2531 Ashwood Avenue, Nashville, TN 37212.