BILL GARRETT, Davidson County
Trans: T20090062174 DEEDWARR
Recvd: 09/10/09 13:43 3 pgs
Fees: 17.00 Taxes: 0.00
20090910-0084854

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 7978764 djl

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
YVONNE D. BERNARD 509 Fairfax Avenue Nashville, Tennessee 37212	Same	Parcel ID: 10410019400

WHEREAS, I, GORDON R. BERNARD, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, YVONNE D. BERNARD;

WHEREAS, I now desire to convey to my spouse, YVONNE D. BERNARD, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, GORDON R. BERNARD, (the "Grantor") do hereby convey unto my spouse, YVONNE D. BERNARD, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of September, 2009.

GORDON R. BERNARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, GORDON R. BERNARD, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2009.

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, page 137 and 138, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the southerly side of Fairfax Avenue and runs back between parallel lines 176 feet to the northerly line of Lot No. 13.

Being the same property conveyed to YVONNE D. BERNARD and GORDON R. BERNARD, by deed of record in Book 5656, page 74, Register's Office of Davidson County, Tennessee.

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