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
James H. Sullivan 216 Hillsboro Place Nashville, TN 37215	SAME	Map 117 03 0D Parcel 216.00

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

BILL GARRETT, Davidson County
Trans:T20090066278 DEEDWARR
Recvd: 09/29/09 13:59 3 pgs
Fees:17.00 Taxes:0.00
20090929-0090416

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 18 day of September, 2009.

Kathleen Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Sullivan, 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 official seal this 18th day of September, 2009.

JEFFREY D. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Being Unit 216 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, page 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, said Register's Office.

Being the same property conveyed to James H. Sullivan and wife, Kathleen Sullivan, by deed from Jerry D. Fridrich and Barbara W. Fridrich, of record in Book 9688, page 993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, Book 4633, page 468, Book 1877, page 581; (4) Agreement of record in Book 6629, page 452; (5) Charter of record in Book 6747, page 6; (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751, thru 753, said Register's Office.

This is improved property known as 216 Hillsboro Place, Nashville, TN 37215.