| THIS DOCUMENT PREPARED BY:<br>**Jeffrey Mobley**<br>**Howard & Mobley, PLLC**<br>200 31st Ave., No., Suite 100<br>Nashville, Tennessee 37203<br>(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: |
|---|---|---|
| Peggy L. Dean<br>4128 Brandywine Pointe Blvd.<br>Old Hickory, TN 37137 | SAME | Map/Parcel: 064 03 0B 020.00<br>Map/Parcel: 150 05 0 099.00 |

## 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, Billy R. Dean, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Peggy L. Dean, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Billy R. Dean, has bargained and sold, and by these presents does transfer and convey unto Peggy L. Dean, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being 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:T20100013900 DEEDWARR
Recvd: 03/09/10 09:53 3 pgs
Fees:17.00 Taxes:0.00
20100309-0017972

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 1 day of March, 2010.

Billy R. Dean

**BILLY R. DEAN**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand, at office, this 1 day of March, 2010.

Sandra J. Webb
Notary Public

My Commission Expires: May 8, 2012

SANDRA J. WEBB, DAVIDSON COUNTY, TN NOTARY PUBLIC My Commission Expires May 8, 2012

**EXHIBIT A**

**Legal Descriptions**

**PROPERTY NO. 1** **Map & Parcel 064 03 0B/020.00**

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

BEING Lot No. 233, on the Plan of Brandywine Pointe Subdivision, Phase 1, Section 2, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from Richard A. Murphy and wife, Lesley L. Murphy, of record as instrument number 20011203-0132350, Register's Office for said County.

This property is known as **4128 Brandywine Pointe Blvd., Old Hickory, TN 37138**

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**PROPERTY NO. 2** **Map & Parcel 150-05-0/099.00**

Land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 330 on the Plan of Cherry Hills, Section III, as of record in Book 4175, page 59, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from David E. Adcock and wife, Carolyn F. Adcock, of record in Book 4825, page 224, Register's Office for Davidson County, Tennessee.

This property is known as **441 Owendale Drive, Antioch, Tennessee 37013.**