BILL GARRETT, Davidson County
Trans:T20100014896 DEEDWARR
Recvd: 03/12/10 14:10 4 pgs
Fees:22.00 Taxes:0.00
20100312-0019158

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

Address of new owner:

Lisa Rubinowicz
3911 Trimble Road
Nashville, Tennessee 37215

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 130 07 0
Parcel 109.00

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

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 25th day of February, 2010.

Richard Rubinowicz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rubinowicz, 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 25th day of February, 2010.

My Commission Expires:

JEFFREY HOBLEY
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:

Tract 1:
Land in Davidson County, Tennessee, to wit:
Being parts of lots Nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's subdivision of the Baker Tract as of record in Book 421, Pages 102 and 103, Register's Office for said County, being part of Lot No. 5 the unrecorded plan of Fitzpatrick's Re-subdivision of lots Nos 214, 215,216 and part of lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 151.4 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Registers Office, being 15.6 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan and being the northeast corner of the property conveyed to Reeburn B. Stiles and wife by deed from James J. Montague and wife, of record in Book 1816, Page 127, said Register's Office; thence with the easterly line of the Stiles property, southwardly 308.4 feet, more or less, to the northerly line of Lot No. 2; thence with the northerly line of said lot No. 2; eastwardly 25 feet; thence northwardly 303 feet to the beginning.

Tract II:
Land in the 7th Civil District of Davidson County, being parts of lots nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103; Register's Office for said County, being the easterly 85.8 feet front and 85.2 feet rear of lot No. 4 and the westerly 15.6 feet front and 16.4 feet rear of lot No. 5 on the unrecorded plan of Fitzpatrick's Resubdivision of lots nos 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Land Company's subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 50 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office; thence with the southerly margin of said Road, eastwardly 101.4 feet to a point 15.8 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan: thence southwardly 308.4 feet, more or less, to the northerly line of Lot No. 5; thence with the northerly line of lots Nos 2 and 3, westwardly 101.6 feet to a point 50 feet east of the southwest corner of said lot No. 4; thence northwardly 302.9 ft., more or less to the beginning.

Being the same property conveyed to Richard Rubinowicz and wife, Lisa Rubinowicz, by deed from Thomas Allen Fuqua, Jr., unmarried, of record as Instrument No. 20040928-0116813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements and restrictions as shown of record including those of record in Book 5172, page 739; Book 7380, page 742; and Plat Book 421, page 102-103, Register's Office for Davidson County, Tennessee.

This is improved property known as 3911 Trimble Road, Nashville, Tennessee 37215.