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:	Send Tax Bills to:	Map-Parcel Numbers
Gerard R. Ackerman 4612 Lealand Lane Nashville, Tennessee 37220	SAME	Map 132-13-0 Parcel 3.00

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 Leigh B. Ackerman, hereinafter called the Grantor, and the Grantor's spouse, Gerard R. Ackerman, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Gerard R. Ackerman, the Grantor, Leigh B. Ackerman, has bargained and sold, and by these presents does transfer and convey unto Gerard R. Ackerman, 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:T20100028785 DEEDWARR
Recvd: 05/13/10 10:37 3 pgs
Fees:17.00 Taxes:0.00
20100513-0036867

LA

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 30th day of April, 2010.

Leigh B. Ackerman

Leigh B. Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh B. Ackerman, 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 30th day of April, 2010.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

Notary Public

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EXHIBIT A

Legal Description

Land lying in the 19th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the southerly part of Lot 1 of the Oak Hill Subdivision No. 1 as shown by a map of record in Plat Book 547 at page 49 in the Davidson County, Tennessee Register of Deeds office.

Said part of said Lot No. 1 fronts 170 feet on the east side of 10th Avenue, South, extended, sometimes called Leland Road to Glendale Park, and runs back between parallel lines, 200 feet more or less on the north line, and 200 feet on the south line along the north margin of Kirkman Lane or Leland Road, to the west line of Lot No. 2 on which it measures 175 feet.

BEING the same property conveyed to Gerald R. Ackerman and wife Leigh B. Ackerman by Warranty Deed from Eric Glasser and J. D. Eatherly by instrument of record in Instrument No. 20040219-0019079 in the Davidson County, Tennessee Register of Deeds office.

This is improved property known as 4612 Lealand Lane, Nashville, Tennessee 37220.

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