BILL GARRETT, Davidson County
Trans:T20100072751 DEEDWARR
Recvd: 11/17/10 08:21 3 pgs
Fees:17.00 Taxes:0.00
20101117-0091800

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 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers	
Darlene G. Miranne 153 Shute Circle Old Hickory, Tennessee 37138	SAME	Map Parcel	064 03 OB 096.00

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 Michael Miranne, hereinafter called the Grantor, and the Grantor's spouse, Darlene G. Miranne, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Darlene G. Miranne, the Grantor, Michael Miranne, has bargained and sold, and by these presents does transfer and convey unto Darlene G. Miranne, 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 1st day of November, 2010.

Michael Miranne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Miranne, 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 1st day of November, 2010.

My Commission Expires

JEFFREY MOBLEY
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:

Being Lot No. 34 on the plan of Phase Seven, Section Two, Brandywine Pointe, of record in Plat Book 7900, page 948, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael F. Miranne and wife, Darlene Miranne by deed from Douglas C. Bailey and wife, Tammy S. Bailey, of record as Instrument 20020205-0015539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 153 Shute Circle, Old Hickory, Tennessee 37138.