BILL GARRETT, Davidson County
Trans:T20100076441 DEEDWARR
Recvd: 12/03/10 13:46 3 pgs
Fees:17.00 Taxes:0.00
20101203-0096601

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	
Janet A. Spann 6541 Cornwall Drive Nashville, Tennessee 37205	SAME	Map Parcel	115 10 0 020.00

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 James G. Spann, hereinafter called the Grantor, and the Grantor's spouse, Janet A. Spann, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Janet A. Spann, the Grantor, James G. Spann, has bargained and sold, and by these presents does transfer and convey unto Janet A. Spann, 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 23rd day of November, 2010.

James G. Spann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James G. Spann, 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 23rd day of November, 2010.

JEFFREY MOSLEY
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:

Parcel 1

Being Lot No. 183 on the Plan of the resubdivision of Lots 182, 183, 193, 194, 195 and 195a, West Meade Estates, Section 2, as of record in Book 3500, page 100, Register's Office for said County.

Said Lot No. 183 fronts 75.00 feet on the westerly side of Cornwall Drive and extends back 385.00 feet on the southerly line and 253.65 feet on the northerly line to a dead line in the rear, measuring 274.0 feet thereon.

Parcel 2

Land in Davidson County, Tennessee, being that portion of Lot No. 181 on the Plan of West Meade Estate, Section II, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, which became part of Lot No. 183 on the Plan of the Resubdivision of Lots 181 & 183, West Meade Estates, Section Two, of record in Book 8250, page 650, Register's Office for said County, to which resubdivision plan reference is hereby made for a more complete description.

BEING the same property conveyed to Janet A. Spann and husband, James G. Spann by Quitclaim Deed from Janet A. Spann, of record as Instrument Number 20070511-0056939, Register's Office for Davidson County, Tennessee.

This is improved property known as 6541 Cornwall Drive, Nashville, Tennessee 37205.