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	
Catherine C. Delaney 614 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	Map Parcel	130 0 030 099.00

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, for the purpose of terminating a tenancy by the entirety between Dennis T. Delaney, hereinafter called the Grantor, and the Grantor's spouse, Catherine C. Delaney, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Catherine C. Delaney, the Grantor, Dennis T. Delaney, has bargained and sold, and by these presents does transfer and convey unto Catherine C. Delaney, 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:T20110001617 DEEDWARR
Recvd: 01/07/11 11:13 3 pgs
Fees:17.00 Taxes:0.00
20110107-0002209

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 31st day of December, 2010.

Dennis T. Delaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis T. Delaney, 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 31st day of December, 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

Parcel A:

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 204 and 223 on the Plan of a 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, described together as follows:

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the corner of Lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest corner of the property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, of record in Book 1491, page 387, said Register's Office; said point being 45.87 feet north of the corner of Lots Nos. 204 and 205; thence with the northerly line of said Vance property South 77 degrees 15 minutes East 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence North 6 degrees 40 minutes East 198.7 feet to an iron pin on the northerly line of Lot No. 223; thence with said line North 86 degrees 45 minutes West 75.3 feet to the corner of Lots Nos. 204 and 223; continuing in the same direction and with the northerly line of said Lot No. 204, 210.6 feet, in all 285.9 feet to the beginning.

Parcel B:

Being parts of Lots Nos. 222 and 223 on the Plan 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, Tennessee, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 3083, page 13, said Register's Office, and described as follows:

Beginning at the southwest corner of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and 1, southerly 246.1 feet to the point of beginning.

Being the same property conveyed to Dennis T. Delaney and wife Catherine C. Delaney by deed from Monroe Carell, Jr. and wife, Ann Scott Carell, of record as Instrument 20001031-0107784, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 614 Lynnwood Boulevard, Nashville, Tennessee 37205.