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
Patricia I. Sanders 127 South 11th Street Nashville, Tennessee 37206	SAME	Map 083 09 0 Parcel 232.00

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 Mark Kevin Sanders, hereinafter called the Grantor, and the Grantor's spouse, Patricia I. Sanders (who is one and the same person as Patricia Louise Ida Crow), pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Patricia I. Sanders, the Grantor, Mark Kevin Sanders, has bargained and sold, and by these presents does transfer and convey unto Patricia I. Sanders, 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:T20110066727 DEEDWARR
Recvd: 10/25/11 11:49 3 pgs
Fees:17.00 Taxes:0.00
20111025-0082959

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 13th day of October, 2011.

Mark Kevin Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Kevin Sanders, 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 13th day of October, 2011.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Lot No. 49 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 49 fronts 50 feet on the easterly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mark Kevin Sanders and wife, Patricia Louise Ida Crow (who is one and the same person as Patricia I. Sanders), by deed from John Richard Lodge and wife, Virginia T. Heise, of record in Book 5957, page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 127 South 11th Street, Nashville, Tennessee 37206.