BILL GARRETT, Davidson County
Trans:T20120064353 DEEDWARR
Recvd: 08/28/12 12:17 3 pgs
Fees:17.00 Taxes:0.00
20120828-0077529

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shayron P. Lockyear 132 Carnavon Parkway Nashville, TN 37205	SAME	Map: 8DZ-76535 Parcel: 129-10 15

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, EUGENE D. LOCKYEAR, hereinafter "Grantor", pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby transfer and convey unto my wife, SHAYRON P. LOCKYEAR (being the same person as Shayron M. Lockyear), her heirs, personal representatives, successors and assigns, (hereinafter "Grantee") that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 126 and 127 on the Plan of West Meade Park, Inc., Section One, as of record in Book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 185 feet on the northerly side of Carnavon Parkway and extends back 300 feet on the westerly line and 180 feet on the easterly line to a dead line, measuring 196 feet thereon.

Said Lot No. 127 fronts 177 feet on the northerly side of Carnavon Parkway and extends back 337 feet on the westerly line and 300 feet on the easterly line to a dead line, measuring 89 feet thereon.

Being the same property conveyed to Eugene D. Lockyear and wife, Shayron M. Lockyear, by Warranty Deed from George L. Smith and wife, Helen N. Smith of record in Book 5223, page 706, said Register's Office.

This improved property is known as 132 Carnavon Parkway, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all existing easements and restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made for the purpose of terminating any and all interest that Grantor may have in the real estate described hereinabove, and specifically for the purpose of terminating Grantor's entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 23 day of August, 2012.

Eugene D. Lockyear

EUGENE D. LOCKYEAR

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(A) as a dissolution of a tenancy by the entireties. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty Butler, a Notary Public of the State and County aforesaid, personally appeared EUGENE D. LOCKYEAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2012.

Betty Butler
Notary Public

BETTY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

3-8-2016

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR, WHO DECLINED TO OBTAIN TITLE INSURANCE, A TITLE SEARCH OR A SURVEY AND, THEREFORE, THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE PROPERTY DESCRIPTION OR STATE OF TITLE TO THE PROPERTY HEREIN CONVEYED.