BOOK 10111 PAGE 677

THIS INSTRUMENT PREPARED BY:
ROBERT JOHNSON, ATTORNEY
518 SOUTH GALLATIN PIKE
MADISON, TN 37115

DEED ABOLISHING TENANCY BY ENTIRETIES

| ADDRESS OF NEW OWNERS AS TENANTS IN COMMON: | SEND TAX BILLS TO: | MAP AND PARCEL NOS: |
|---|---|---|
| JAMES F. BAGGETT et al<br>101 DRY CREEK POINTE CT<br>GOODLETTSVILLE, TN 37072 | SAME | MAP 33-4-B<br>PARCEL 40 |

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMES F. BAGGETT and SARAH B. BAGGETT being duly sworn state that no monetary consideration has been given or received by either of them as consideration for the execution of the foregoing instrument.

James F. Baggett
JAMES F. BAGGETT

Sarah B. Baggett
SARAH B. BAGGETT

Subscribed and sworn to before me, this the 26th day of July, 1996.

Notary Public

My commission expires: November 27, 1999

KNOW ALL MEN BY THE PRESENTS:

THAT WHEREAS, JAMES F. BAGGETT AND WIFE SARAH B. BAGGETT, are owners as tenants by the entireties of the following described real property, and it is their purpose by this instrument to abolish the estates by the entireties now vested in them as to the hereinafter described tract of real property so that upon the execution and recording of this instrument they each shall own an undivided one-half (1/2) interest in said real property as tenants in common. Said land being described as follows:

Being Lot No. 40 on the Plan of Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James F. Baggett and wife, Sarah B. Baggett by deed of record in Book 9788 page 814 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is improved property known as 101 Dry Creek Pointe, Goodlettsville, TN 37072.

96 AUG -5 AM 8:09
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
02110646

BOOK 10111 PG 678

JAMES F. BAGGETT, Grantor does hereby quit-claim, relinquish and release to his wife, SARAH B. BAGGETT, all of his interest in and to an undivided one-half (1/2) share or interest in and to the real property described herein and said SARAH B. BAGGETT, Grantor, does hereby quitclaim, relinquish and release to her husband, JAMES F. BAGGETT, all of her interest in and to an undivided one-half (1/2) share or interest in and to the described real property, so as to accomplish their one-half (1/2) undivided interest in the described real property as tenants in common with the other, and their estates therein as tenants by the entireties being accordingly abolished.

TO HAVE AND TO HOLD an undivided one-half (1/2) share or interest in and to the above described real property to the said JAMES F. BAGGETT, and an undivided one-half (1/2) share or interest in and to the above described real property to the said SARAH B. BAGGETT, as tenants in common thereof, subject to any encumbrances thereon.

IN WITNESS WHEREOF we the undersigned JAMES F. BAGGETT and SARAH B. BAGGETT have executed this instrument this 26th day of July, 1996.

James F. Baggett
JAMES F. BAGGETT

Sarah B. Baggett
SARAH B. BAGGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Johnson a notary Public in and and for said state and county the within named James F. Baggett and Sarah B. Baggett, the bargainers, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee this the 26th day of July, 1996.

Notary Public

My commission expires: November 27, 1996

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