THIS INSTRUMENT PREPARED BY
LARRY W. [illegible], ATTORNEY

PICK-UP

Instr:200007130069337 Page: 1 OF 3
REC'D FOR REC 07/13/2000 9:48:30AM
RECORD FEE: $14.00
T. TAX: $0.00 T. TAX: $0.00

DEED

WHEREAS, JAMES V. TOWNES and wife, NINA BROWN TOWNES (the same person as NINA B. TOWNES) own certain real estate as tenants by the entirety, which real estate is hereinafter described; and

WHEREAS, the said JAMES V. TOWNES and wife, NINA BROWN TOWNES, desire to abolish the tenancy by the entireties and create an ownership as tenants in common in themselves.

NOW, THEREFORE, pursuant to the authority of T.C.A. 66-1-110, and for exchange of other property, I, JAMES V. TOWNES, have this day bargained and sold and do by these presents hereby sell, transfer and convey to NINA BROWN TOWNES, her heirs and assigns, all my right, title and interest in and to an undivided one-half interest, so as to create an ownership in the said NINA BROWN TOWNES, as a tenant in common, without the right of survivorship, in and to the following described real estate; and

I, NINA BROWN TOWNES, pursuant to the authority of T.C.A. 66-1-110, and for the exchange of other property, have this day bargained and sold and do by these presents hereby sell, transfer and convey to JAMES V. TOWNES, his heirs and assigns, all my right, title and interest in and to an undivided one-half interest, so as to create an ownership in the said JAMES V. TOWNES, as a tenant in common, without the right of survivorship, in and to the following described real estate.

Said real estate is in the 10th Civil District of Davidson County, Tennessee, and more particularly described as follows:

SEND T

Mr + Mrs James V. Townes
4643 Buck Creek Pike
Goodlettsville, Tn. 37072

TRACT NO. ONE: BEGINNING at a point in the center of the Pike or Road, being an original corner of the H. P. Arevil Tract, purchased by him from Lou Green, et al, by deed of record in Book 221, page 400, Register's Office for said County, and running thence with the original line north 1½ deg. east 38 poles to an elbow corner of the original tract; thence north 79 deg. west 35.64 poles to a point in the center of said Pike or Road; thence with the same, south 20-3/4 deg. east 28 poles, thence south 54 deg. east 29.72 poles to the point of beginning, containing 5.4 acres, be the same more or less.

TRACT NO. TWO: Described according to a survey made by J. R. Scott, Surveyor, October 12, 1948, as follows: BEGINNING at a point at the intersection of Allie Johnson Road and the Brick Church Pike; thence along the north margin of said Road, north 88 deg. east 3 poles, north 38 deg. east 11 poles, north 60 deg. east 16 poles, north 66 deg. east 6.2 poles; thence crossing the road, south 5 deg. east 24.4 poles; thence north 78 deg. east 29.5 poles; thence north 10 deg. east 24.3 poles; thence north 38 deg. east 16 poles; thence south 53 deg. east 22.8 poles; thence south 10 deg. east 29.2 poles; thence north 78 deg. east 43.5 poles; thence north 2 deg. east 40.85 poles; thence north 88 deg. west, crossing Allie Johnson Road, 141 poles; thence south 1½ deg. west 50.3 poles to the beginning, containing 32.8 acres.

Being the same property which was conveyed to James V. Townes and wife, Nina Brown Townes, by Mrs. Alma Foster and husband, R. D. Foster, in a deed of record in Book 2481, page 521, RODCT.

This conveyance is made subject to easement for the widening of Brick Church Pike contained in instrument from Mrs. Alma Foster, et al, to Davidson County, Tennessee, dated April 23, 1954, and of record in Book 2294, page 448, Register's Office for said County; title to that portion of the premises within the bounds of any roads or highways.

TRACT NO. THREE: LYING on the Northeast side of Brick Church Pike, beginning at a point in the center of said Pike, corner to James Townes property recorded in Book 2481, Page 521, R.O.D.C.Tennessee, and the property herein conveyed; thence north 75 deg. 30 min. west 614 feet; thence north 2 deg. East 563 feet; thence South 84 deg. West 725 feet to the center of Brick Church Pike; thence with the center of said Pike, north 18 deg. 30 min. west 330 feet to the beginning, containing 6.4 acres, more or less, according to a survey of Stephen A. Draper, Surveyor, not dated, and being the same property which was conveyed to James V. Townes and wife, Nina B. Townes, by J. B. Jackson and wife, Jessie B. Jackson, in a deed of record in Book 2904, page 102, RODCT.

Tax Map 094, Parcel 034.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate, title and interest thereto belonging or in any wise pertaining, an undivided one-half interest to

James V. Townes, as a tenant in common, and an undivided one-half interest to Nina B. Townes, as a tenant in common. The said James V. Townes and wife, Nina B. Townes, covenant that: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That the premises are unincumbered; and (4) That they will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, We have executed this deed on this the 27th day of June, 2000.

James V Townes
JAMES V. TOWNES

Nina Brown Townes
NINA BROWN TOWNES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES V. TOWNES and wife, NINA BROWN TOWNES, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal of office, this the 27th day of June, 2000.

Helen B. White
NOTARY PUBLIC

My commission expires: 3-3-04.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Nina B. Townes
AFFIANT

SUBSCRIBED and sworn to before me this 13th day of July, 2000.

Brenda M. White
~~NOTARY PUBLIC~~ or REGISTER