THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Waymon Gannon and Buford Gannon
352 Beech Avenue
Madison, Tennessee 37115

Send Tax Bills To
Same

Map-Parcel No.
Map 051-12-0
Group
Parcel 102.00

Warranty Deed

For and in consideration of the sum of $13,000, the receipt of which is hereby acknowledged, Waymon Gannon, a widow, Grantor, transfers and conveys to Waymon Gannon and Buford Gannon, Grantees, as tenants in common, a certain tract or parcel of land located in Davidson County, Tennessee:

BEING Lot No. 9 and the westerly 50 feet of Lot No. 10 on the Map of Andrew Jackson's Addition to Montague Park, of record in Book 547, Pages 83 and 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Waymon Gannon and wife, Mazie Gannon by deed from Anthony G. Centrella and wife, Eva S. Centrella, of record in Book 7730, Page 607, Register's Office for Davidson County, Tennessee. Waymon Gannon and Mazie Gannon were married. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Mazie Gannon in Davidson County, Tennessee on January 7, 1991; and Waymon Gannon conveys as surviving tenant by the entirety.

This is improved property, known as 345 Beech Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

The purpose of this conveyance is to create a tenancy in common in the real estate between the Grantees, the value of which is $71,000, in which the current interest of the Grantee Buford Gannon is equivalent to the consideration paid for it.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 2002.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on May 22, 2002.

Waymon Gannon

Waymon Gannon, Grantor

Davidson County DEEDWARR
Recvd: 06/03/02 09:42 2pgs
Fees:13.00 Taxes:48.10

20020603-0066495

State of Tennessee
County of Sumner

Personally appeared before me, Waymon Gannon , Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand at office, on May 22, 2002.

Notary Public
My commission expires: Aug. 10, 2004

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $13,000 . Subscribed and sworn to before me on May 22, 2002.

Buford Gannon, Affiant

Notary Public
My commission expires: Aug. 10, 2004