Davidson County DEEDWARR
Recvd: 07/28/03 16:50 2pgs
Fees:13.00 Taxes:55.50
20030728-0105464

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Blanche V. Duke and Teddie Lynn Duke Gundlach 6470 Lickton Pike Goodlettsville, TN 37072	Same	Map 12 Parcel 112

Deed Creating Joint Tenancy with Right of Survivorship

For and in consideration of the sum of $15,000.00, the receipt of which is hereby acknowledged, Blanche V. Duke, Grantor, transfers and conveys to Teddie Lynn Duke Gundlach and Blanche V. Duke, as joint tenants with right of survivorship, Grantees, a certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 2 of the Leo Curtis Greer Subdivision Plan of record in Book 7900, page 320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

The foregoing described was prepared from a survey dated September 17th, 1991, by Jack L. Head, Registered Land Surveyors, No. 670.

Being the same property conveyed to Blanche V. Duke by deed from James G. Simpson Jr. and wife, Sara J. Simpson and Sam Tinnon and wife, Glenda Tinnon, of record in Book 9244, Page 153, Register's Office for Davidson County, Tennessee.

This is improved property known as 6470 Lickton Pike, Goodlettsville, Tennessee 37072.

The purpose of this conveyance is to create in the Grantees a joint tenancy with right of survivorship in the aforesaid property.

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

GRANTOR does hereby covenant with the Grantees 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:

1. Taxes for the year 2003.
2. Subject to a a 5-foot reserved area for future right-of-way expansion for Lickton Pike.
3. Subject to the meanders of Walkers Creek and the riparian water rights thereto.
4. Subject to the building site and areas for sewerage soil absorption system as shown on the Plan of record in Book 7900, page 320, said Register's Office.
5. Subject to restrictive covenants contained in instrument of record in Book 6881, page 945, said Register's Office.
6. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 320, said Register's Office.
7. Subject to an Easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.
8. Subject to Easement for right of way granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' 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 July 23, 2003.

Blanche V. Duke

Blanche V. Duke, Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Blanche V. Duke, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on July 23, 2003.

Carol Moseley

Notary Public
My commission expires: 09/16/2006

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $15,000.
Subscribed and sworn to before me on July 23, 2003.

Teddie D. Gundlach

Teddie Lynn Duke Gundlach, Affiant

Carol Moseley

Notary Public
My commission expires: 09/16/2006