Davidson County DEEDWARR
Recvd: 03/12/04 08:44 2pgs
Fees:13.00 Taxes:48.10
20040312-0028458

THIS INSTRUMENT PREPARED B From information furnished by the parties.
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

Address New Owner(s)
George & Marian Becvar and Bernard and Carole Ann Everson
205 Redondo Court
Hendersonville, Tennessee 37075

Send Tax Bills To
Same

Map-Parcel No.
75-10-154

Deed Creating Joint Tenancy with Right of Survivorship

For and in consideration of the sum of $13,000.00, the receipt of which is hereby acknowledged, George C. Becvar and wife, Marian R. Becvar, Grantors, transfer and convey to Bernard Everson and wife, Carole Ann Everson, and George C. Becvar, and wife, Marian R. Becvar, Grantees, as joint tenants with right of survivorship, a certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 189 on the plan of Hermitage Estates, as of record in Book 3300 , Pages 70 and 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 79 feet on the southeasterly side of Terry Lane and runs back between lines 151.5 feet on the northeasterly side and 150.1 feet on the southwesterly side to a dead line in the rear on which it measures 88.1 feet.

Being the same property conveyed to George C. Becvar and wife, Marian R. Becvar by deed from Ann Judith Farmer Pugh (now Henderson) and husband, Thomas R. Henderson, of record in Book 6172, Page 853, Register's Office for Davidson County, Tennessee.

This is improved property known as 8414 Terry Lane, Hermitage, Tennessee 37076.

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.

GRANTORS do hereby covenant with the Grantees that Grantors are 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 any encumbrances of record.

Grantors do further covenant and bind Grantors, their 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 Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on September 23, 2002.

George C. Becvar by Carole Ann Everson AIF
George C. Becvar, by Carole Ann Everson, Attorney in Fact
Grantor

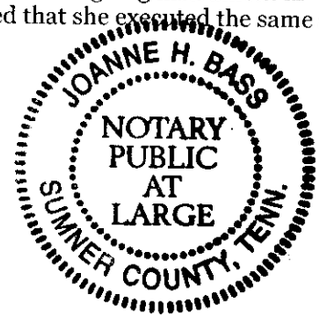
Marian R. Becvar by Carole Ann Everson AIF
Marian R. Becvar, by Carole Ann Everson, Attorney in Fact
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Carole Ann Everson, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for George C. Becvar, Grantor, and who acknowledged that she executed the same as the free act and deed of George C. Becvar.

Witness my hand, at office, on March 5, 2004.

Joanne H Bass
Notary Public
My commission expires: September 3, 2006

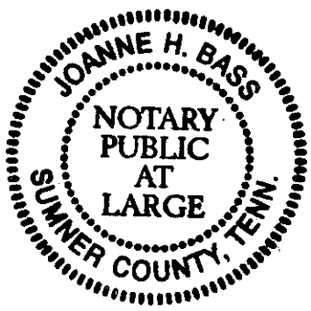


State of Tennessee
County of Sumner

Personally appeared before me, Carole Ann Everson, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Marian R. Becvar, Grantor, and who acknowledged that she executed the same as the free act and deed of Marian R. Becvar.

Witness my hand, at office, on March 5, 2004.

Joanne H Bass
Notary Public
My commission expires: September 3, 2006



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $13,000.00. Subscribed and sworn to before me on March 5, 2004.

Carole Ann Everson
Carole Ann Everson, Affiant

Joanne H Bass
Notary Public
My commission expires: September 3, 2006

