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)
Myra P. Cunningham & Sandra Ingle
1151 Antioch Pike
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
Map 134.05

Parcel 17

Deed Creating Joint Tenancy with Right of Survivorship

For and in consideration of the sum of $10,000.00, the receipt of which is hereby acknowledged, Myra P. Cunningham, a widow, Grantor, transfers and conveys to Myra P. Cunningham, a widow and Sandra C. Ingle, 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. 15 on the Plan of Floravalley, not of record, described according to a survey made by Hickerson-Miller, Engineers, Surveyors, July 7, 1955 as follows:

Beginning on the southerly margin of Antioch Pike at its intersection with the northerly line of the NC & St. L. Railroad right-of-way, said point being the most easterly corner of Lot No. 23 on said unrecorded plan; thence with the southerly margin of said Antioch Pike westerly 1151.0 feet to the corner of Lots Nos. 15 and 16; thence southerly a distance of 238.8 feet to a point in the northerly right-of-way of the NC & St. L. Railroad; thence westerly 86.0 feet along said NC & St. L. Railroad right-of-way; thence northerly 245.8 feet to the southerly right-of-way of Antioch Pike; thence easterly along the southerly margin of Antioch Pike 81.0 feet to the point of origin.

Being the same property conveyed to James E. Cunningham and wife, Myra P., Cunningham by deed from Ernest M. Cunningham and wife, Margie Marie Cunningham, of record in Book 4329, Page 296, Register's Office for Davidson County, Tennessee.

James E. Cunningham and Myra P. Cunningham were married in Nashville, Davidson County, Tennessee on January 1, 1941. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James E. Cunningham in Nashville, Davidson County, Tennessee on September 10, 1992; and Myra P. Cunningham conveys as surviving tenant by the entirety.

This is improved property known as 1151 Antioch Pike, Nashville, Tennessee 37211.

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 any encumbrances of record.

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.

Davidson County DEEDWARR
Recvd: 06/14/04 15:06 2pgs
Fees:13.00 Taxes:37.00
20040614-0070035

Signed on May 24, 2004.

Myra P. Cunningham

Myra P. Cunningham, Grantor

State of Tennessee
County of Davidson

Personally appeared before me, Myra P. Cunningham, 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 May 24, 2004.

Carol M. Moseley

Notary Public
My commission expires: 09/16/2006

CAROL M. MOSELEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $10,000.00. Subscribed and sworn to before me on May 24, 2004.

Sandra C. Ingle

Sandra C. Ingle, Affiant

Carol M. Moseley

Notary Public
My commission expires: 09/16/2006

CAROL M. MOSELEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.