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)
Walter O. Tyree, et al.
5015 Bonnahill Drive
Hermitage, Tennessee 37076

Send Tax Bills To
Same

Map-Parcel No.
4 D 42005

Deed Creating Joint Tenancy with Right of Survivorship

For and in consideration of the sum of $70,000.00, the receipt of which is hereby acknowledged, Walter O. Tyree and wife, Elizabeth L. Tyree, Grantors, transfer and convey to Marie T. Mayhugh, Walter O. Tyree and wife, Elizabeth L. Tyree, 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. 119 on Plan of Village of Old Hickory, Section A, as of record in Book 1424, Page 68, Register's Office for said county.

Said Lot No. 119 fronts 57 feet on the easterly side of Hadley Avenue and extends back 106 feet on the northerly line and 105.9 feet on the southerly line, to a line in the rear on which it measures 57 feet.

Being the same property conveyed to Walter O. Tyree and wife, Elizabeth L. Tyree, by deed from Marie T. Mayhugh, of record in Instrument No. 20031030-0159772, Register's Office for Davidson County, Tennessee.

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 Grantee, Grantee's 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, 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 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.

Walter O. Tyree
Walter O. Tyree, Grantor

Elizabeth L. Tyree
Elizabeth L. Tyree, Grantor

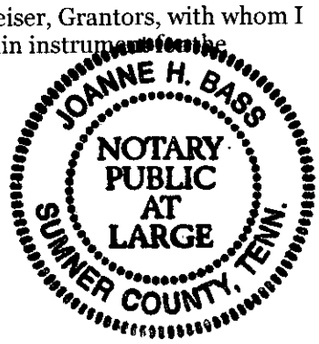
Davidson County DEEDWARR
Recvd: 06/23/04 10:00 2pgs
Fees:13.00 Taxes:259.00
20040623-0074346

State of Tennessee
County of Sumner

Personally appeared before me, Walter O. Tyree and wife, Tamara Jean Peiser, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on June 21, 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 $70,000.00. Subscribed and sworn to before me on June 21, 2004.

Walter O Tyree
Walter O. Tyree, Affiant

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

