THIS INSTRUMENT PREPARED BY:
Julia E. Merkt, Attorney
Elder Law Practice of Timothy L. Takacs
10 East Main Street, Suite A
Gordonsville, TN 38563

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Wilma Deck McDonald, James David McDonald, and Wealthea L. Kirkpatrick 259 Prater Mill Road, N.E. Dalton, Georgia 30721	Wilma Deck McDonald 259 Prater Mill Road, N.E. Dalton, Georgia 30721	Map 103 Group Parcel 4-220

Deed Creating Joint Tenancy with Right of Survivorship

For and in consideration of the sum of $74,000.00 the receipt of which is hereby acknowledged, Wilma Deck McDonald and James David McDonald, husband and wife, Grantors, transfer and convey to Wealthea L. Kirkpatrick, unmarried, Wilma Deck McDonald and husband, James David McDonald, 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:

Land in DAVIDSON COUNTY, Tennessee , being Lot No. 3, of Block 16, on the Map of SYLVAN PARK, of record in Book 332, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilma Deck McDonald and James David McDonald, husband wife, by deed from Sadie Johnson Lyon dated January 17, 2001, filed in Davidson County on January 18, 2001, and conveyed to Sadie Johnson Lyon by Quitclaim Deed from Barbara Marie Johnson, of record in Book 8281, page 540, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 4405 Nebraska Avenue, Nashville, Tennessee 37209.

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.

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 2004.

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 December 22, 2004.

Wilma Deck McDonald

Wilma Deck McDonald, Grantor

James David McDonald

James David McDonald, Grantor

Davidson County DEEDWARR
Recvd: 01/04/05 08:30 2 pgs
Fees:13.00 Taxes:273.80

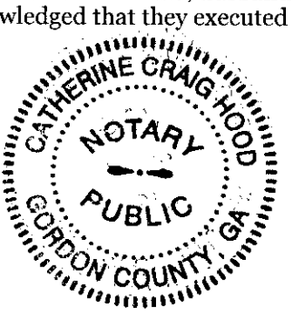
20050104-0000859

State of Georgia
County of Whitfield

Personally appeared before me, Wilma Deck McDonald and James David McDonald, husband and wife, 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 December 22, 2004.

Notary Public
My commission expires: November 3, 2008



State of Georgia
County of Whitfield

The actual consideration or value whichever is greater, for this transfer is $74,000. Subscribed and sworn to before me on December 22 2004.

Wilma Deck McDonald
Wilma Deck McDonald, Affiant

Notary Public
My commission expires: November 3, 2008

