Parcel ID# 118 05 0 122.00 (923 Kirkwood Avenue)
Parcel ID# 118 05 0 121.00 (925 Kirkwood Avenue)
Parcel ID #118 01 0 335.00 (922 Halcyon Avenue)

Davidson County DEEDQC
Recvd: 06/17/05 08:54 4 pgs
Fees:22.00 Taxes:0.00
20050617-0069286

Recording Information

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Ms. Dorothy Fleming and Mr. Ken Yansick 923 Kirkwood Avenue Nashville, Tennessee 37204	Ms. Dorothy Fleming and Mr. Ken Yansick 923 Kirkwood Avenue Nashville, Tennessee 37204	_____ _____ _____

DEED CREATING A TENANCY IN COMMON

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten Dollars ($10), cash in hand paid, and for the expressed purpose of making a reconveyance to insure the creation of a tenancy in common between us, with each owning a one-half (½) undivided interest therein, we, **DOROTHY FLEMING (a/k/a Dorothy A. Fleming) and KEN YANSICK (a/k/a Kenneth Yansick)**, hereby convey and quitclaim unto **MARK HARTZOG, TRUSTEE**, his successors and assigns, the following described tracts of land in Davidson County, Tennessee:

Tract One (923 Kirkwood Avenue)

Being a part of the Old Joseph Vaulx Farm, in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being the East part of the North One-half of Lot No. 27 on the Subdivision of the said Joseph Vaulx Farm and described according to a survey Engineer, on April 30, 1958, as follows:

Beginning at a point in the south margin of Kirkwood Avenue, formerly Vaulx Lane 180 feet West of Craig Avenue; thence South 242 feet to an iron pin; thence West along the fence, 95 feet to an iron pin; thence North 242 feet to the South margin of Kirkwood Avenue; thence with the margin of same, East 95 feet to the point of beginning.

Being the same property conveyed to Dorothy A. Fleming and Kenneth Yansick, both unmarried by Warranty Deed from Josephine S. Daniels of record in Book 11147, page 686, Register's Office for Davidson County, Tennessee.

Tract Two (925 Kirkwood Avenue)

Land in Davidson County, Tennessee, being a part of the Old Joseph Vaulx Farm in the Seventh (7th) formerly the Tenth (10th) Civil District of said County, and being the North half of Lot No.

27 on the Map showing the Subdivision of a part of the Vaulx Property made by Erie Drake, County Surveyor and described according to a copy of a survey made by Wm. Collier Parrish, Associates - Civil Engineers, December 16, 1957, as follows: Beginning at an iron pin in the south margin of Kirkwood Avenue, 275 feet west of the west margin of Craig Avenue; thence southerly 242 feet to an iron pin; thence westerly 85 feet to a point in the common line of Lots No. 26 and 27; thence with the line between said Lots, northerly 242 feet to a stake in the south margin of Kirkwood Avenue; thence with the margin of the same, easterly 85 feet to the point of beginning.

Being the same property conveyed to Dorothy Fleming and Kenneth Yansick by Deed of Hortense Gordon of record as Instrument No. 20000922-0094316, Register's Office for Davidson County, Tennessee.

Tract Three (922 Halcyon Avenue)

Being Lot No. 22 on the Map of L. G. Noel's Plan of Idlewild as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 80 feet on the northerly side of Halcyon Avenue and runs back between parallel lines 150 feet, more or less.

Being the same property conveyed to Dorothy Fleming, a single person and Ken Yansick, a single person by Deed of Jean L. Hayes, et al of record as Instrument No. 20020507-0056286, Register's Office for Davidson County, Tennessee.

SAID PROPERTIES are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND NOW, I, the said **MARK HARTZOG, TRUSTEE**, for the expressed purpose of carrying out the intent of this conveyance, as above set out, hereby convey and forever quitclaim unto **DOROTHY FLEMING AND KEN YANSICK**, as tenants in common (each owning a one-half (½) undivided interest therein), their respective heirs and assigns, the same properties hereinabove described and set forth, to which reference is hereby made, and said properties are conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS OUR HANDS, this 15th day of June, 2005.

Dorothy Fleming
DOROTHY FLEMING

Ken Yansick
KEN YANSICK

MARK HARTZOG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Michelle White, a Notary Public in and for said county and state, the within named **DOROTHY FLEMING**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14th day of June, 2005.

My Commission Expires:
March 13, 2008

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Michelle White
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Susan M. Greene, a Notary Public in and for said county and state, the within named **KENNETH YANSICK**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 15th day of June, 2005.

My Commission Expires:
3/22/09

SUSAN M. GREENE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Susan M. Greene
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Michelle White, a Notary Public in and for said county and state, the within named **MARK HARTZOG, TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 15th day of June, 2005.

My Commission Expires:
March 13, 2008

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Michelle White
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS CONVEYANCE is made solely for the purpose of creating a tenancy in common and for no other consideration.

Dorothy Fleming
Affiant

SWORN TO and subscribed before me on this the 14th day of June, 2005.

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: March 13, 2006

Michelle White
Notary Public