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)	**Send Tax Bills To**	**Map-Parcel No.**
Lucy P. Bryan & Babette B. Felts c/o Babette B. Felts 111 Freeman Hollow Court Goodlettesville, TN 37072	Same	011-00-0-044.00

Deed Creating Joint Tenancy with Right of Survivorship

Babette Bryan Ayers Felts BBAF

For and in consideration of the sum of $60,000.00, the receipt of which is hereby acknowledged, Lucy Porter Bryan, Grantor, transfer and conveys to Babette B. Felts and Lucy Porter Bryan 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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land, as shown on the Plan of record in Book 332, Page 58, Register's Office for said County, and being known as Tract No. 3 on a map of the subdivision of said tract of the Freeman Heirs and described according to a survey thereof made by L. B. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road, as established by deed to Davidson County of record in Book 2445, Page 438, at the common corner of Tracts 2 and 3; thence with the line between said tracts, North 22° 45' West 828 feet to a point; thence North 80° 30' West 350 feet to a point, common corner of Tracts Nos. 3 and 4; thence with the line between said two tracts, South 22° 45' East 958 feet to a point in the center line of said road; thence with the center of said road, North 78° 30' East 300 feet to the beginning, containing 6.32 acres, more or less.

Being the same property conveyed to Lucy Porter Bryan by deed from Jesse Carl Bryan, of record in Instrument No. 1991229-0308726, Register's Office for Davidson County, Tennessee.

This is improved property known as 3359 Freeman Hollow Road, Goodlettsville, Tennessee 37072.

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 2002.

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 September 23, 2002.

Lucy Porter Bryan

Lucy Porter Bryan, Grantor

Davidson County DEEDWARR
Recvd: 08/31/07 14:29 2 pgs
Fees:13.00 Taxes:222.00

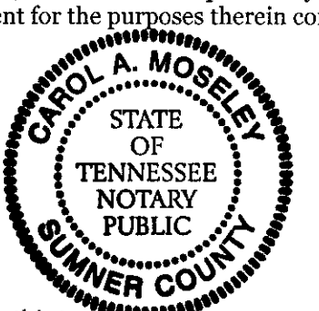
20070831-0105187

State of Tennessee
County of Sumner

Personally appeared before me, Lucy Porter Byan, 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 21, 2007.

Carol Moseley
Notary Public
My commission expires: 9/13/2010



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $60,000.00. Subscribed and sworn to before me on May 21, 2007.

Babette Bryan Byers Felts
Babette B. Felts, Affiant

Carol Moseley
Notary Public
My commission expires: 9/13/2010

