BRYHN
38052002
FIRST AMERICAN ELS
WARRANTY DEED

TN

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: ELIZABETH SIMON N/K/A ELIZABETH M. BRYHN

TO: ELIZABETH M. BRYHN AND HUSBAND, CARL BRYHN

Davidson County DEEDWARR
Recvd: 07/07/08 10:10 3 pgs
Fees:17.00 Taxes:0.00
20080707-0069524

WARRANTY DEED

For and in consideration of the sum of ONE AND 00/100---($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged and for the further consideration that I am the owner in fee simple of the tract of land hereinafter described under Warranty Deed from Joe F. Duncan, Jr. and wife, Angie R. Duncan of record in Book 11336, Page 838, Register's Office of Davidson County, Tennessee and I, ELIZABETH SIMON N/K/A ELIZABETH M. BRYHN and my husband desire that this land be owned by us as tenants by the entirety and therefore I do hereby convey to him any and all interest that I have in said tract of land, it being my intent by this conveyance to create an estate of tenants by the entireties in and to the entire interest in said property previously held by me, pursuant to TCA §66-1-109, I, ELIZABETH SIMON N/K/A ELIZABETH M. BRYHN, have bargained and sold, and by these presents, do transfer and convey unto the said ELIZABETH M. BRYHN AND HUSBAND, CARL BRYHN, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Tract No. II: Described according to a survey made by E.L. Miller, Jr. and Co., not dated, designated as Job No. "87-62" as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point lying north 2 degrees east 2375 feet and north 2 degrees 15 minutes east 150 feet along the westerly margin of said road from the northwest corner of the intersection of said road and US Highway No. 70; thence north 88 degrees west 625 feet to a point; thence north 2 degrees 45 minutes east 150 feet to a point; thence south 88 degrees east 625 feet to a point in the westerly margin of said road; thence with the westerly margin of said road south 2 degrees 45 minutes west 150 feet to the beginning.

This being the same property conveyed to Elizabeth Simon from Joe F. Duncan, Jr. and wife, Angie R. Duncan by deed dated April 15, 2004 of record as Instrument No. 20040811-0097233, Register's Office of Davidson County, Tennessee. For further source of title see Deed Book 11336, Page 838, Register's Office of Davidson County, Tennessee.

THE SAID ELIZABETH SIMON and ELIZABETH M. BRYHN BEING ONE AND THE SAME PERSON.

PREPARED FROM INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQUESTED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ELIZABETH M. BRYHN AND HUSBAND, CARL BRYHN, their heirs and assigns forever. And I do covenant with the said ELIZABETH M. BRYHN AND HUSBAND, CARL BRYHN, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ELIZABETH M. BRYHN AND HUSBAND, CARL BRYHN, their heirs and assigns against lawful

claims of all persons whomsoever.

WITNESS MY HAND this 26th day of June, 2008

Elizabeth Simon N/K/A Elizabeth M Bryhn
ELIZABETH SIMON N/K/A ELIZABETH M. BRYHN

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of June, 2008, before me personally appeared ELIZABETH SIMON N/K/A ELIZABETH M. BRYHN, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. My commission expires: 8/23/2010 Witness my hand and seal at the City of ~~Lawrenceburg~~ Pegram, State of Tennessee.

JOHN B. HINES STATE OF TENNESSEE NOTARY PUBLIC DICKSON CO., TN

(SEAL) My Commission Expires August 23, 2010

John B Hines
NOTARY PUBLIC JOHN B. HINES

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $0.00 – CREATE TENANCY which amount is equal to or greater than the amount which the property transferred would command at a fair ~~voluntary sale~~.

AFFIANT CARL BRYHN

Subscribed and sworn to before me this 26th day of June, 2008. My commission expires: 8/23/2010

JOHN B. HINES STATE OF TENNESSEE NOTARY PUBLIC DICKSON CO., TN

(SEAL) My Commission Expires August 23, 2010

John B Hines
NOTARY PUBLIC JOHN B. HINES

SEND TAX BILLS TO:
9058 Old Charlotte Pike
Pegram, Tennessee
37143

PERSON RESPONSIBLE FOR TAXES: new owners
Elizabeth M. Bryhn and ~~CARL~~ C.B. Bryhn

PROPERTY ADDRESS:
9058 Old Charlotte Pike
Pegram, Tennessee
37143

MAP and PARCEL NUMBERS: 126-00-0-015.01

1084848
9058 Old Charlotte Pike
Pegram, Tennessee 37143
Elizabeth M. Bryhn and Carl Bryhn

EXHIBIT A

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract No. II: Described according to a survey made by E. L. Miller, Jr., and Co., not dated, designated "Job No. 87-62", as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point lying north 2 deg. East 2375 feet and north 2 deg. 15' east 150 feet along the westerly margin of said Road from the northwest corner of the intersection of said Road and U. S. Highway No. 70; thence north 88 deg. West 625 feet to a point; thence north 2 deg. 45' east 150 feet to a point; thence south 88 deg. East 625 feet to a point in the westerly margin of said Road; thence with the westerly margin of said Road south 2 deg. 45' west 150 feet to the beginning.

For title reference see deed from Angie R. Duncan and Joe F. Duncan recorded February 8, 1999 and re-recorded recorded August 11, 2004 in Instrument #20040811-0097233

EMB
CB