BOOK 3912 PAGE 661

Map 105-1
Par. 148
10W 4505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a joint tenancy with the right of survivorship

We, Marvin M. Dean, Jane E. Dean Whittaker, Mabel A. Dean and Evelyn Dean, as joint tenants

have bargained and sold, and by these presents do hereby transfer and convey unto Mary Lou Elliott, Trustee, her successors and assigns, the following described tract or parcel of land, to wit:

Being the southerly part of Lot No. 105 in the Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, R.O.D.C., Tennessee, and the southerly corner of Lot 44 in the B. F. Shields and wife's plan of Lots, as of record in Book 57, page 31, said Register's Office, described together as follows:

Beginning on the westerly margin of 15th Avenue, formerly Bowles Street, at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots 140.6 feet to the beginning.

Being the same property conveyed to Marvin M. Dean, et al by W. M. Fuqua, et ux as of record in Book 1160, page 68, R.O.D.C., Tennessee

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

And we do covenant with the said Mary Lou Elliott, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Marvin M. Dean, Jane E. Dean Whittaker, Mabel A. Dean and Evelyn Dean do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Lou Elliott, Trustee, her successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Mary Lou Elliott, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Mabel A. Dean and Evelyn Dean, as joint tenants with the right of survivorship,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Mabel A. Dean and Evelyn Dean, their heirs and assigns, forever.

And I do covenant with the said Mabel A. Dean and Evelyn Dean, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Mary Lou Elliott, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Mabel A. Dean and Evelyn Dean, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of July, 1965.

Map-Parcel No. 10W4505. Owners' address 1023 15th Ave. So., Nashville, Tenn. Tax Bills should be sent to said address. This is improved property known as 1023 15 Ave., So. This deed was prepared by J. Ross Cheshire, Jr., Attorney, 1228 Belvedere Drive, Nashville, Tenn.

Marvin M. Dean — Marvin M. Dean

Jane E. Dean Whittaker — Jane E. Dean Whittaker

Mabel A. Dean — Mabel A. Dean

Evelyn Dean — Evelyn Dean

Mary Lou Elliott — Mary Lou Elliott, Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Ross Cheshire Jr. a Notary Public in and for said County and State, the within named, Marvin M. Dean, Jane E. Dean Whittaker/ Mabel A. Dean and Evelyn Dean, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of July, 1965

J. Ross Cheshire Jr.
Notary Public.

My commission expires: 2-4-69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Ross Cheshire, Jr. a Notary Public in and for said County and State, the within named Mary Lou Elliott, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of July, 1965

J. Ross Cheshire Jr.
Notary Public.

My commission expires: 2-4-69

Deed

From: Marvin M. Dean et al

to Mary Lou Elliott Trustee.

AND

From: Mary Lou Elliott Trustee.

to: Mabel A. Dean and Evelyn Dean

Mail To
J. Ross Cheshire, Jr., Atty.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

88968

STATE TAX $ 2.75
PROBATE $ 2.25
TOTAL JUL 16 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
By

PAID JUL 16 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 16 9 29 AM '65

RECORDED IN BOOK 3912 PAGE 662
DEP. REG.