New Owner
Avon N. Williams, Jr.
1414 West Hamilton Avenue
Nashville, Tennessee

Send Tax Bills to:
Guaranty Mortgage Company
216 Union Street
Nashville, Tennessee

TENNESSEE TITLE COMPANY

BOOK 4368 PAGE 471

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a joint tenancy with right of survivorship in Nettie J. Blair (a widow) and her mother, Mamie L. Johnson (a widow)

WE, Nettie J. Blair (a widow)

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto Avon N. Williams, Jr. Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Map of Treppard Heights Subdivision, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 248 fronts 90 feet on the northwesterly side of West Hamilton Avenue and extends back 166.9 feet on the northeasterly line and 120 feet on the southwesterly line, to the rear line of Lots Nos. 250 and 251, on which it measures 100 feet.

Being the same property conveyed to William R. Blair and wife, Nettie J. Blair, by deed as of record in Book 4322, page 202, said Register's Office, the said William R. Blair having since died.

It being the intent of this deed to create by express conveyance a right of survivorship whereby, upon said reconveyance by said Trustee, said property will be held jointly by the said Nettie J. Blair and mother, Mamie L. Johnson, so that if the said Nettie J. Blair dies first, the entire property will be owned in fee simple by the said Mamie L. Johnson and if the said Mamie L. Johnson dies first the entire property will be owned in fee simple by the said Nettie J. Blair.

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $6,875.00 which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Nettie J. Blair
Affiant

Amt. Tax Paid $ ____

Subscribed and sworn to before me this the 16th day of September 1969

Anita Louise Fitzgerald
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-1-72

Map 59/B
Par 128.1

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

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

And we, the GRANTORS Nettie J. Blair (a widow) do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, 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 the said Nettie J. Blair (a widow) and Mamie L. Johnson (a widow) as joint tenants with right of survivorship, their heirs and assigns, hereinafter referred to as the GRANTEES, 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 GRANTEES, their heirs and and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of a any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16th day of September, 19 69.

THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW,
1414 Parkway Towers
Nashville, Tennessee 37219

Nettie J. Blair

Avon N. Williams, Jr. Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Anita Louise Fitzgerald, a Notary Public in and for said County and State, the within named Nettie J. Blair (a widow) and Avon N. Williams, Jr., Trustee

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 16th day of September, 19 69.

Commission expires 11/1/72 Notary Public Anita Louise Fitzgerald

TENNESSEE TITLE COMPANY

Deed

From: NETTIE J. BLAIR

to: AVON N. WILLIAMS, JR. Trustee.

AND

From: AVON N. WILLIAMS, JR. Trustee.

to: NETTIE J. BLAIR (a widow) and MAMIE L. JOHNSON (a widow)

A 55620

IDENTIF. REFERENCE

SEP 29 10 27 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1010 HESSEY

SEP 29 93	CONV	*6,875.00				
SEP 29 93	CONV	*6,875.00				
SEP 29 93	S'TAX		A*	17.94		
SEP 29 93	S'TAX		A*	17.94		
SEP 29 93	PR'FEE		A*	.50		
SEP 29 93	W'DEED		A*	3.00	*	39.38