Buyer
mail Jesse Stewart etux
1815 Montrose Ave
Nash - Tenn

Lay Bills
Deed

D E E D

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PARCEL NO.: W22-1255

This deed was prepared by:
Mose J. Davie, Attorney
1026-4th Ave., North
Nashville, Tennessee 37219

AUG-4[illegible] MISC A* 6.00 * 6.00

WHEREAS, by deed of record in Book 4039, page 678, Register's Office for Davidson County, Tennessee, the following described tract or parcel of land was conveyed to Jesse Stewart, and wife, Juline J. Stewart, by deed from G. C. Alley and wife, Ollie Mai Alley, and the said Jesse Stewart having since divorced his wife, Juline J. Stewart by final decree entered in the Fourth Circuit Court of Davidson County, Tennessee, styled: Juline Stewart vs. Jesse Stewart, under Rule No. 52111, the said decree was entered on the 23rd day of September, 1968, and the said decree provided among other things that the following described real estate be divested out of Juline J. Stewart and vested in Jesse Stewart, and,

WHEREAS, it is the desire of Jesse Stewart, husband of Louise G. Stewart, to convey an interest in said property to his present wife, so that said Louise G. Stewart, may own said tract of land as tenants by the entirety, under the provisions of Section 8461.1 of the Supplement to the Code of Tennessee, 1950, which is as follows:

> "8461.1. Estates by entirety; deeds between husband and wife; intention shown. Any married person owning property or any interest therein in his or her own name, desiring to convert his or her interest in such property into an estate by the entireties with his or her spouse, may do so by direct conveyance to such spouse by an instrument of conveyance, which shall provide that it is the grantor's intention by such instrument to create an estate by the entireties in and to the entire interest in the said property previously held by the grantor (1949, Ch. 255, sec. 1, modified)."

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid by Louise G. Stewart, the receipt

of which is hereby acknowledged, and it being the intention of the vendor, Jesse Stewart, by this instrument to create an estate by the entireties in and to the entire interest in the following described property previously held by the grantor, I, Jesse Stewart, have bargained and sold, and by these presents do transfer and convey unto the said Louise G. Stewart, an interest as a tenant by the entirety in and to the following described tract of land, to wit:

> Land in Davidson County, Tennessee, being the northerly part of Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of Montrose Park, as of record in Book 547, page 25, Register's Office for said County. Said part of said lot fronts 56 feet on the south side of Montrose Avenue and runs back between lines, 98 feet on the east line and 100 feet on the west line, along the easterly margin of 9th Avenue South, to a dead line in the rear on which it measures 72 feet more or less. Being the same property conveyed to Jesse Stewart and wife, Juline J. Stewart, by deed from G. C. Alley and wife, Ollie Mai Alley, as of record in Book 4039, page 678, said Register's Office for Davidson County, Tennessee.

To have and to hold the said interest as tenants by the entirety in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said, Louise G. Stewart, her heirs and assigns, forever.

And I, Jesse Stewart, do covenant and bind myself, my heirs, and assigns to warrant and forever defend the title conveyed to Louise G. Stewart, as a tenant by the entirety, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand at Nashville, Tennessee, this 27 day of July, 1972.

Jesse Stewart

STATE OF TENNESSEE]
:
COUNTY OF DAVIDSON]

Personally appeared before me, Mose J. Davie, a Notary Public, in and for said County and State, the within named Jesse Stewart, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 27th day of July, 1972.

NOTARY PUBLIC

My Commission expires: Nov. 1, 1972.

I, hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1.00.

AFFIANT

Sworn to and subscribed to before me this _____ day of July, 1972.

DEPUTY REGISTER

B70146

IDENTIF. REFERENCE

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AUG 4 12 33 PM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.