THIS INSTRUMENT WAS PREPARED BY: JANE C. FRANKS, ATTORNEY
303 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 5035 PAGE 929

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NELSON A. GREGORY, ET AL	SAME	Map 104-4
(NAME:)	(NAME:)	
P. O. Box 12442		Par. 179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 an estate as tenants in common in Nelson A. Gregory and wife, Helen H. Gregory, a two-thirds undivided interest and Mildred Rogers Dodd, a one-third undivided interest, We, We, Nelson A. Gregory and Clarence E. Schutt and Mildred Rogers Dodd

have bargained and sold, and by these presents do hereby transfer and convey unto Jane C. Franks, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee being the northerly parts of Lot Nos. 88, 89 and the north part of the west part of Lot No. 90 of the Boyd Ament Tract, as of record in Book 21, page 8, Register's Office for said County, and also that part of the original alley lying immediately north of Lot Nos. 88, 89 and a part of Lot No. 90, and the parts of the lots above mentioned are better shown by plan showing the dimensions embraced within Lots 88 to 95 inclusive of record in Book 332, page 82, Register's Office for said County, and more particularly described as follows: BEGINNING at a point on the easterly margin of 16th Avenue South, 135 feet north of the northeast corner of said avenue and Edgehill, being the northwest corner of the property conveyed to George C. Bradley, by deed of record in Book 370, page 574, said Register's Office; thence easterly, along Bradley's north line 151 1/2 feet to Bradley's northeast corner; thence northerly along the westerly margin of Alley No. 438, extended 34 1/2 feet more or less to the southeast corner of Lot 3, in Walsh and Wrenn's Subdivision of record in Book 182, page 464, said Register's Office; thence westerly along the south margin of 16th Avenue South; thence southerly along the easterly margin of said Avenue 34 1/2 feet more or less to the beginning.

BEING the same property conveyed to Nelson A. Gregory, Clarence E. Schutt and Mildred Rogers Dodd and to the survivor of them, by Quit Claim Deed from Graham B. Boyce, Trustee, of record in Book 4475, page 443, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1106 16th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises., including a vendors lien dated January 2, 1971, secured by an installment deed of record in Book 4429, page 312, R.O.D.C.

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

And we, Nelson A. Gregory, Clarence E. Schutt and Mildred Rogers Dodd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jane C. Franks, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Jane C. Franks, 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 Nelson A. Gregory and wife, Helen H. Gregory, a two-thirds undivided interest, and Mildred Rogers Dodd, a one-third undivided interest, as tenants in common (Nelson A. Gregory and wife, Helen H. Gregory hold their two-thirds undivided interest as tenants by the entirety), 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 Nelson A. Gregory and wife, Helen H. Gregory and Mildred Rogers Dodd, their heirs and assigns, forever.

And I do covenant with the said Grantees, that I Jane C. Franks am lawfully seized and possessed of said land and have a good right to convey it.

BOOK 5035 PAGE 930

And I, Jane C. Franks, 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 Nelson A. Gregory and wife, Helen H. Gregory and Mildred Rogers Dodd, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24 day of May, 19 76.

Nelson A. Gregory
Helen W. Gregory
Mildred Rogers Dodd
Clarence E. Schutt
Jane C. Franks, Trustee.

D 540 72

FILED FOR REGISTER DAVIDSON COUNTY, TENN. JUN 16 2 53 PM '76
IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Nelson A. Gregory, Clarence E. Schutt and Mildred Rogers Dodd, 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 24th day of May, 19 76

Lydallet Mitchell
Notary Public.

My commission expires: July 19th 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jane C. Franks, 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 15 day of June, 19 76

Elizabeth H Kerr
Notary Public.

My commission expires: September 11 1979

NOTARY PUBLIC ELIZABETH H. KERR DAVIDSON COUNTY, TENN.

JUN 16 76	CONV	*4,225.00			
JUN 16 76	S'TAX		B*	10.92	
JUN 16 76	PR'FEE		B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 15.42

Deed

From: Nelson A. Gregory, Clarence E. Schutt and Mildred Rogers Dodd

Jane C. Franks, Trustee.

AND

From: Jane C. Franks, Trustee.

to: Nelson A. Gregory and wife, Helen H. Gregory and Mildred Rogers Dodd.

Published by
Attorneys Title Company
NASHVILLE, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 76

Notary Public

My Commission Expires September 11, 1979

Deputy Register