THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Robert Benton Blackwell
Affiant

Subscribed and sworn to before me this 18th day of January, 1991.

Notary Public
My Commission Expires: 4/27/93

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Robert Benton Blackwell Thomas Edward Dill 1500 Stratton Avenue Nashville, Tennessee 37206	CITIZENS & SOUTHERN MORTGAGE COMPANY P. O. Box 656 Tucker, GA 30085-0656	MAP 83-5 PARCEL 430 23W 09770

JAN 21 '91 0101 03CHECK 6.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), the receipt of which is hereby acknowledged and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship and not as Tenants in Common,

I, ROBERT BENTON BLACKWELL, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship and not as tenants in common in ROBERT BENTON BLACKWELL and THOMAS EDWARD DILL, by these presents do hereby quitclaim and convey unto MITCHELL A. WATTS, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land, to wit:

BEING the westerly 100.0 feet of Lot No. 13 on the Map showing Olivia W. Sharpe's Second Addition to Nashville of record in Book 421, page 176, Register's Office for Davidson County, Tennessee.

BEGINNING at the southeast corner of 15th Street and Stratton Avenue, being the northwest corner of said Lot No. 13; thence with the easterly margin of said Street, southerly 71.0 feet to the southwest corner of said Lot; thence with the south line of said Lot, easterly 100.0 feet; thence northerly and parallel with said Street, 71.0 feet, more or less, to the southerly margin of Stratton Avenue; thence with the southerly margin of said Avenue, westerly 100.0 feet to the beginning.

BEING the same property conveyed to Robert Benton Blackwell, unmarried, by deed from Hal A. Cauthron and wife, Nancy R. Cauthron, of record in Book 7572, page 195, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 Stratton Avenue, Nashville, Tennessee 37206.

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

IDENTIF. TREFERENCE

JAN 23 12 48 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

87943

And now, I, the said MITCHELL A. WATTS, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto ROBERT BENTON BLACKWELL and THOMAS EDWARD DILL, as Joint Tenants with Rights of Survivorship, their heirs and assigns, all right, title and interest that I may have in 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.

IN WITNESS WHEREOF we have hereunto set our hands on this 18th day of January, 1991.

Robert Benton Blackwell
ROBERT BENTON BLACKWELL

Mitchell A Watts
MITCHELL A. WATTS, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy K. Burke, a Notary Public in and for said County and State, the within named ROBERT BENTON BLACKWELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of January, 1991.

Nancy K. Burke
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MITCHELL A. WATTS, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 18th day of January, 1991.

Nancy K. Burke
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/27/93