BOOK 9861 PG 312

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

FROM: NELA S. JOHNSON, A WIDOW
AND
TO: THOMAS M. BLACK, TRUSTEE

FROM: THOMAS M. BLACK, TRUSTEE
TO: NELA S. JOHNSON, A WIDOW, AND MARY FAYE ROBINSON, HER DAUGHTER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
NELA S. JOHNSON AND MARY FAYE ROBINSON	MAP 94-11, PARCEL 287
1102 McALPINE AVENUE	
NASHVILLE, TN 37216	
SEND TAX BILLS TO:	
SAME	

95 NOV 16 AM 9:00
FELIX Z. MASONTHALER
DAVIDSON COUNTY, TN.

0123543
IDENTIFICATION REFERENCE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 15 DAY OF November, 1995.

Thomas M. Black, Trustee
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF November 1995.

Denise C. Allis
NOTARY PUBLIC

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

MY COMMISSION EXPIRES: 5-11-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (AND NO MONETARY CONSIDERATION) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in NELA S. JOHNSON, A WIDOW, AND MARY FAYE ROBINSON, HER DAUGHTER, I, NELA S. JOHNSON, A WIDOW , by these presents do hereby quitclaim and convey unto THOMAS M. BLACK, TRUSTEE, his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land, to-wit:

Being part of Lot "A" on the plan of Kennedy and Graves' Sub. of Monte Vista as of record in Book 421, page 143, of the Register's Office for said County, described according to a copy of a survey thereof made June 6, 1938, by S.M. McMurray Engineering Company, as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point is south 62 deg. 5 min. east 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; thence south 19 deg. west 271.6 feet to an iron pin; thence south 62 deg. 5 min. east 61.4 feet to an iron pin; thence north 20-1/4 deg. east 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence north 62 deg. 5 min. west with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to J.B. Johnson and wife, Nela S. Johnson, by Warranty Deed from Charles H. Harris and wife, Mamie Caldwell Harris, of record in Book 1166, page 177, Register's Office for Davidson County, Tennessee, the said J.B. Johnson having since died, the property vests solely in his surviving spouse, Nela S. Johnson, the Grantor herein.

This is improved property known as 1102 McAlpine Avenue, Nashville, Tn 37216.

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

AND NOW I, the said Thomas M. Black, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto NELA S. JOHNSON, A WIDOW, AND HER DAUGHTER, MARY FAYE ROBINSON, AS JOINT TENANTS WITH 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 15th day of November, 1995.

Nela S. Johnson
NELA S. JOHNSON

John M. Black, Trustee
THOMAS M. BLACK, TRUSTEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELA S. JOHNSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15th day of November, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15th day of November, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

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