BILL GARRETT, Davidson County
Trans:T20090086276 DEEDQC
Recvd: 12/23/09 08:49 3 pgs
Fees:22.00 Taxes:0.00
20091223-0116640

G#4421-2
MAP 071-05-0
PARCEL 237.00

BOX #14A

FROM Avion Carl Black, unmarried — **TO** John T. Cook, Trustee

AND

FROM John T. Cook, Trustee — **TO** Avion Carl Black and Lou Ella W. Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Lou Ella Black
Affiant

Subscribed and sworn to before me this the 22nd day of December, 2009.

My Commission Expires: May 2, 2011

Katherine Goodson
Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Avion Carl Black and Lou Ella W. Black	"New Owners"
(Name)	(Name)
1824 Haynes Street	
(Street Address)	(Street Address)
Nashville, TN 37207	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

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 **Avion Carl Black, unmarried, and Lou Ella W. Black, unmarried**, I, **AVION CARL BLACK, unmarried**, by these presents do hereby quitclaim and convey unto **John T. Cook, Trustee**, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:
LAND in the 12th Civil District of Davidson County, Tennessee, being Tract XIII as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

BEGINNING at a point in the southerly margin of Haynes Street at the common corner of Tracts XII and XIII, said point being 617 feet Northwest of the intersection of Haynes Street and Seminary Street; thence, along the dividing line between said two tracts, South 60° 40' West 282.9 feet, more or less, to the margin of Haynes

Meade Subdivision, Section II; thence, with the margin of said Subdivision, North 55° 33' West 56.23 feet to the common rear corner of Tracts XIII and XIV; thence, with the common dividing line of said Two Tracts, North 60° 40' East 308.6 feet, more or less, to the margin of Haynes Street; thence, with the margin of said Street, South 28° 27' East 50 feet to the point of BEGINNING.

TRACT 2:
LAND in the 12th Civil District of Davidson County, Tennessee, being Tract XIV as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

BEGINNING at a point in the southerly margin of Haynes Street at the common corner of Tracts XIII and XIV, said point being 667 feet Northwest of the intersection of Haynes Street and Seminary Street; thence, with the dividing line between said two tracts, South 60° 40' West 308.6 feet, more or less, to the margin of Haynes Meade Subdivision, Section II; thence, with the margin of said Subdivision, North 55° 33' West 49.75 feet to a point; thence, North 60° 40' East 331.31 feet to the margin of Haynes Street; thence, with the margin of said Street, South 28° 27' East 50 feet to the point of BEGINNING.

BEING the same property conveyed to Lou Ella W. Black, by Installment Deed dated June 8, 1966, from Ewing O. Harper, Jr., and wife, Lillian G. Harper, of record in Book 4024, Page 776, Register's Office for Davidson County, Tennessee. The said Lou Ella W. Black conveyed a one-half undivided interest to Thomas Wisener by Warranty Deed dated March 7, 1967, of record in Book 4109, Page 68, said Register's Office. The said Thomas Wisener conveyed his one-half undivided interest to Hattie Mai Brown by Warranty Deed dated March 11, 1969, of record in Book 4317, Page 37, said Register's Office. The said Hattie Mai Brown conveyed her one-half undivided interest to Lou Ella Black by Warranty Deed dated August 27, 1975, of record in Book 4952, Page 341, said Register's Office. And further being the same property conveyed to Avion Carl Black by Quitclaim Deed dated January 14, 2009, from Lou Ella Black, unmarried, of record in Instrument No. 20090114-0003631, Register's Office for Davidson County, Tennessee.

LOU ELLA W. BLACK BEING ONE AND THE SAME PERSON AS LOU ELLA BLACK.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as 1824 Haynes Street, Nashville, Tennessee 37207.

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

AND NOW, I, the said **John T. Cook, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Avion Carl Black, unmarried, as to a 20% undivided interest, and Lou Ella W. Black, unmarried, as to an 80% undivided interest, 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 this the 22nd day of December, 2009.

Avion Carl Black

Avion Carl Black

John, Trustee

John T. Cook, Trustee

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 Avion Carl Black, 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 22nd day of December, 2009.

My Commission Expires: May 2, 2011

Katherine Goodson

Notary Public

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 John T. Cook, Trustee, 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 22nd day of December, 2009.

My Commission Expires: May 2, 2011

Katherine Goodson

Notary Public

\KG\JOINT TENANTS.QCD