21-313 KS

Owner's New Address:
NANCY J. BROWN and husband,
JAMES R. BROWN, SR.
6191 Eatons Creek Road
Joelton, TN 37080

BOOK 6260 PAGE 509

Prepared By:

Truman S. Wrenne, Attorney
344 4th Avenue North
Nashville, TN 37219

Mail Tax Bills to:
Same as New Owner

Tax Map No. 21
Tax Parcel No. 313
Field Book No. 14D-39994

QUITCLAIM DEED

WHEREAS, by deed dated September 13, 1982, W. T. JOHNS conveyed to NANCY J. BROWN and husband, JAMES A. BROWN, SR., certain property in Davidson County, Tennessee; and

WHEREAS, the draftsman of said deed used an inaccurate description of said property conveying property that was not intended to be conveyed; and

WHEREAS, said deed has never been recorded and the grantor of said property is since deceased.

NOWTHEREFORE, for and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable considerations, and in order to correct the description in said deed, we, WILLIAM R. JOHNS, STEPHEN W. JOHNS and GUY D. JOHNS, have bargained and sold and do hereby remise, quitclaim and convey unto NANCY J. BROWN and husband, JAMES R. BROWN, SR., their heirs and assigns, all of our right, title, and interest in and to the hereinafter described tract of land; and

I, NANCY J. BROWN, being one of the heirs-at-law of W. T. JOHNS, join in this conveyance for the purpose of conveying to JAMES R. BROWN, SR. an interest to create an estate by the entirety with my husband in my One Fourth (1/4) interest.

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin, said point being the northeast corner of the property conveyed to Joseph W. Rawlings by deed from O. W. Johns of record in Book 3406, Page 374, of the Register's Office of Davidson County;

THENCE, South 87° 00' East 325.16 feet to an iron pin in the westerly boundary of the property conveyed to James R. Brown and wife, Nancy J. Brown, by deed from W. T. Johns of record in Book 4923, Page 280 of the Register's Office of Davidson County;
THENCE, with Brown's westerly boundary, South 3° 00' West 215.0 feet to an iron pin at Brown's southwest corner;
THENCE, North 87° 00' West 325.16 feet to an iron pin at the southeast corner of the aforementioned Rawlings tract;
THENCE, with Rawlings' easterly boundary, North 3° 00' East 215.0 feet to the point of beginning, containing 1.60 acres, more or less.

03/30 16.66- CHECK

4644

Being part of the same property conveyed to W. T. Johns and wife, Lillian Johns, by deed from O. G. Johns, of record in Book 2539, Page 184 of the Register's Office for Davidson County, Tennessee, the said Lillian Johns and W. T. Johns having since died, and the grantors and the grantee, Nancy J. Brown being the only heir-at-law of W. T. Johns, deceased.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said NANCY J. BROWN and husband, JAMES R. BROWN, SR., their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of March, 1984.

William R. Johns
WILLIAM R. JOHNS

Stephen W. Johns
STEPHEN W. JOHNS

Guy D. Johns
GUY D. JOHNS

Nancy J. Brown
NANCY J. BROWN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named WILLIAM R. JOHNS, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 17th day of March, 1984.

Notary Public: Joyce Bailey
My commission expires: 4 19 87

JOYCE BAILEY NOTARY PUBLIC DAVIDSON CO

STATE OF TENNESSEE)

COUNTY OF ~~SUMNER~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named STEPHEN W. JOHNS, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 17th day of March, 1984.

Notary Public: Joyce Bailey

My commission expires: 4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named GUY D. JOHNS, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 17th day of March, 1984.

Notary Public: Joyce Bailey

My commission expires: 4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named NANCY J. BROWN, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 17th day of March, 1984.

Notary Public: Joyce Bailey

My commission expires: 4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Sworn to and subscribed before me this

17th day of March, 1984.

Notary Public: Joyce Bailey

My commission expires: 4-19-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1600.00

James R Brown Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 84.

L. Waldron
Deputy Register

RUSH

I 1 2 3 2 4

IDENTIF. REFERENCE

MAR 30 1 27 PM '84

FELIX JOHNSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6260 PAGE 513

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1600.00- CAMT.
4.16 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 16.66-
4644A03/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 3 2 4

IDENTIF. REFERENCE

Mar 30 1 27 PM '84

REGISTER DAVIDSON COUNTY, TN

No. 24515