BOOK 6804 PAGE 51

This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

QUITCLAIM DEED

Address new owner as:
Ronald D. Brown, Sr.
426 Old Hickory Blvd.
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
008
PAR 115 ETC

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lettie Mae Brown, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Ronald D. Brown, Sr., his heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Being Tract No. One as shown on survey by C. A. Coleman, Jr., dated March 10, 1972, and being more particularly described as follows:

Beginning at a spike in the center line of Baxter Road, said spike being the northwest corner of Tract One, herein being described; thence South 86½° 15' East, 180.61 feet, more or less, with the center line of Baxter Road to a point, the northeast corner of Tract One; thence South 2° 47' west 17.0 feet to an iron pin in the south margin of Baxter Road, severing the lands of Harvey D. Green and wife, Helen Harper Green, continuing on this course, the common dividing line between Tract One and Tract Two as shown on subject survey, South 2° 47' West, 711.95 feet more or less to an iron pin being the southeast corner of Tract One and the southwest corner of Tract Two, in all, South 2° 47' West, 728.95 feet, more or less; thence North 86° 15' West, 178.0 feet, more or less, with the south line of Tract One and severing the lands of Harvey D. Green and wife, Helen Harper Green, to an iron pin in the east line of the property conveyed to Mrs. Alice T. Baxter as recorded in Deed Book 1711, page 183, Register's Office for Davidson County; thence North 2° 35' East 712.0 feet, more or less, with the east line of the Alice T. Baxter property to a planted stone on the south margin of Baxter Road, continuing North 2° 25' East 170.0 feet, more or less, to a spike in the center of Baxter Road, the point of beginning, containing 130,680 square feet, more or less, or 3.0 acres, more or less.

Being the same property conveyed to Ronald D. Brown, Sr., and wife, Lettie Mae Brown, by deed from Leonard Stone and wife, Mary J. Stone, of record in Book 4705, page 987, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Baxter Road, Joelton, Tennessee.

WITNESS my hand this 28th day of February, 1986.

STATE 03/14 6.00- CASH
8 3 0 7 1

IDENTIFICATION REFERENCE

MAR 14 10 06 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Lettie Mae Brown
Lettie Mae Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lettie Mae Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 1986.

Rosalee M. Roach
NOTARY PUBLIC

My commission expires:
4-19-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0- .

Clara Willis Byrd
AFFIANT

Subscribed and sworn to before me, this 28th day of February, 1986.

Rosalee M. Roach
NOTARY PUBLIC

My commission expires:
4-19-87