THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: The Estate of Evans Seay, Deceased
Alberta M. Seay, Administratrix ("GRANTOR")
122 McFerrin Avenue
Nashville, TN 37206

TO: Robert Brown
Josephine Bradford and ("GRANTEES")
Danny Bradford
743 Wildview Drive
Nashville, TN 37211

ADDRESS NEW OWNERS:	MAP AND PARCEL NO.:	SEND TAX BILLS TO:
Robert Brown, et al		Robert Brown, et al
Smiley Street	082-12-206	
Old Goins Road	147-07-165	
Edgewood Avenue	071-05-191	
Old Hickory Blvd.	038-00-106	
79 Factory Street	105-08-122	
71 Maury Street	093-16-133	
Nashville, TN		

ADMINISTRATRIX'S DEED

Evans Seay died on May 3, 1986, a resident of Davidson County, Tennessee, and leaving no Will. Alberta M. Seay, wife and next of kin of decedent, was issued Letters of Administration on May 5, 1986. The Estate has been administered under Docket Number 78209 in the Probate Court for Davidson County, Tennessee.

Alberta M. Seay as the surviving widow, and Robert Brown, Josephine Bradford and Danny Bradford as the surviving children of the decedent, declare that they are the heirs at law and next of kin of Evans Seay, deceased.

At the time of his death, Evans Seay was seized and possessed of tracts of real property located at 122 McFerrin Avenue, Smiley Street, Old Goins Road, Edgewood Avenue, Old Hickory Boulevard, 79 Factory Street and 71 Maury Street, all in Nashville, Tennessee.

Alberta M. Seay, Robert Brown, Josephine Brown and Danny Bradford have agreed that in the division of the property of the said decedent's estate, Mrs. Seay would take as her sole and separate property the house and lot at 122 McFerrin Aveneue and would by appropriate instruments, convey all her interest in the remaining properties of decedent to his three children. Upon this agreement, the parties now all agree that the following described real properties shall be the sole and separate properties of Robert Brown, Josephine Bradford and Danny Bradford, as tenants in common, and the same are more particularly described as follows:

Tract 1. Smiley Street--Map 82-12, Parcel 206

Being the westerly 70 feet of Lots Nos. 51, 52 and 53 on the map of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 150 feet on the Easterly side of an alley and

extend back between parallel lines 70 feet, more or less to a line in the rear on which it measures 150 feet.

Being the same property conveyed to Evans Seay by deed from Sidney Cunningham and wife, Bertha Denise Cunningham, of record in Book 5871, Page 842, Register's Office for Davidson County, Tennessee.

TRACT 2. Old Goins Road, Map 147-07, Parcel 165 Land in Davidson County, Tennessee, lying and being, on the South side of Goins Road; East of Nolensville Pike, and being 108 feet by 141 by IR.

Being the same property conveyed to Evans Seay by Clerk and Master's Tax Deed of record in Book 5457, Page 707, Register's Office for Davidson County, Tennessee.

TRACT 3. Edgewood Avenue, Map 071-05, Parcel 191 Land in Davidson County, Tennessee, being Lots Number 60 and 61 of Scruggs Brooklyn Heights and being 80 feet by 140 feet.

Being the same property conveyed to Evans Seay by Clerk and Master's Tax Deed of record in Book 5457, page 701, Register's Office for Davidson County, Tennessee.

TRACT 4. Old Hickory Boulevard, Map 38-00, Parcel 106. Land in Davidson County, Tennessee, lying and being on the South side of Old Hickory Boulevard, and East of Eatons Creek Road, and containing one acre.

Being the same property conveyed to Evans Seay by Clerk and Master's Tax Deed of record in Book 5457, Page 704, Register's Office for Davidson County, Tennessee.

TRACT 5. 79 Factory Street, Map 105-08, Parcel 122. Land in Davidson County, Tennessee, being Lot No. 9 in Lumsden's Addition to Nashville, Plan No. 2, as recorded in Book 21, page 91, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of Factory Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Josie Seay by deed from Julian B. Douglas and wife, Mamie Kate Douglas, of record in Book 4552, Page 974, Register's Office for Davidson County, Tennessee.

The said Josie Seay having died in August of 1979 and title is vested in Evans Seay, as her sole surviving heir at law.

TRACT 6. 71 Maury Street, Map 93-16, Parcel 133 Land in Davidson County, Tennessee, being Lot No. 163 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Book 21, pages 84 and 85, Register's Office for Davidson

County, Tennessee.

Said Lot No. 163 fronts 35 feet on the easterly side of Maury Street and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Josie Seay by deed from Reuben Young of record in Book 3820, Page 320, Register's Office for Davidson County, Tennessee.

The said Josie Seay having died in August of 1979 and title is vested in Evans Seay, as her sole surviving heir at law.

AND NOW, I, the said Alberta M. Seay, Administratrix of the Estate of Evans Seay, deceased, and individually as the surviving spouse of decedent, do hereby quitclaim and convey unto Robert Brown, Josephine Bradford and Danny Bradford, as tenants in common, their heirs and assigns, any and all right, title and interest I may have in the property herein described and as provided above and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 25th day of June, 1987.

ESTATE OF EVANS SEAY

By: Alberta M. Seay
Alberta M. Seay,
Individually and as
Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennie L. Reaves, a Notary Public in and for said County and State, the within named, Alberta M. Seay, both individually ad as Administratrix of the Estate of Evans Seay, the bargainor, 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 and official seal at Nashville, Tennessee, this 25th day of June, 1987.

Jennie L. Reaves
NOTARY PUBLIC

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

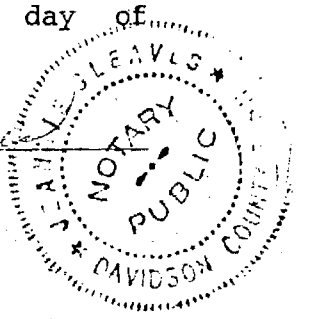
The actual consideration or value, whichever is greater, for this transfer is $ ZERO .

Robert E. Brown
AFFIANT

Subscribed and sworn to before me, this 25th day of June, 1987.

Jeanie Fleming
NOTARY PUBLIC

My Commission Expires: 3/4/90.



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IDENTIFICATION REFERENCE

Jun 25

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