BOOK 7278 PAGE 816

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

FROM: Robert Brown
743 Wildview Drive ("GRANTOR")
Nashville, Tennessee 37211

TO: Alberta M. Seay
122 McFerrin Avenue ("GRANTEE")
Nashville, Tennessee 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Mrs. Alberta M. Seay 122 McFerrin Avenue Nashville, TN 37206	same	82-12-204

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a settlement of the Estate of Evans Seay and no monetary consideration, I, Robert Brown, by these prsents do hereby quitclaim and convey to Alberta M. Seay, her heirs and assigns, my entire undivided interest in and to the following described real property:

> Land in Davidson County, Tennessee, being the East 100 feet of Lot No. 52 on the Map of Neill S. Brown Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.
>
> Said part of said Lot fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel line 100 feet to a dead line.
>
> Being the same property conveyed to Evans Seay and wife, Alberta Seay, Josie Seay and Robert Brown by Trustee's Deed from Billy C. Donnell, Trustee, of record in Book 5127, Page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 McFerrin Avenue, Nashville, Tennessee.

AND NOW, I, the said Robert Brown, do hereby quitclaim and convey unto Alberta M. Seay, her heirs and assigns, all of my interest in the property hereinabove described 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 25 day of June, 1987.

Robert E. Brown
Robert Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeannie Stearns, a Notary Public in and for said County and State, the within named, Robert Brown, 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 25th day of June, 1987.

Jeannie Stearns
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 $ 6000.00.

Alberta M Berry
AFFIANT

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

Jeannie Stearns
NOTARY PUBLIC

My Commission Expires: 3/11/90.

4 0 0 4 3

IDENTIFICATION

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7278 PAGE 818

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00- CONV.	
			16.80 CSTAX	
			.50 PRFEE	
			6.00 WDF'D	
			CHECK	23.30-
				.00

3426AU6/25/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40043

IDENTIFICATION REFERENCE

JUN 25 [illegible] 87

[illegible]
DAVIDSON COUNTY TN

No. 97634