THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Myers E. Brown 212 Madison Street Madison, TN 37115	Alice Lee Brown 507 Swinging Bridge Road Old Hickory, TN 37138	Map 43 Parcel 13 4D38000

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between ALICE LEE BROWN, hereinafter referred to as the "GRANTOR", and MYERS E. BROWN, hereinafter referred to as the "GRANTEE";

6134 12/12 0101 03CHECK 9.00

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the GRANTOR, ALICE LEE BROWN, has this day bargained, sold and quitclaimed unto the GRANTEE, MYERS E. BROWN, his heirs and assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, except for a life estate reserved in the GRANTOR in said property, for and during her natural lifetime, which property is more particularly and specifically set forth and described as follows, to-wit:

A tract of land in the Fourth Civil District of Davidson County, Tennessee, being tracts Nos. 12 and 13 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

BEGINNING on the westerly margin of a road, being the first road from left from bridge over Cumberland River, said beginning point being the common corner of Tracts Nos. 11 and 12; thence with the westerly margin of said road, North 47° 47' west 268.70 feet to the northeast corner of Tract No. 13 and the south line of Tract No. 3; thence south 42° 45' west 718.9 feet, more or less, to an iron pin; thence south 38° east 262.8 feet to the corner of tracts Nos. 11 and 12; thence with the line between said tracts north 42° 45' east 769.4 feet to the beginning, containing 4.59 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED herefrom is the following described property conveyed to John W. Allen by deed of record in Book 1854, page 416, said Register's Office.

A part of Tract 12 in the Fourth Civil District of Davidson County, Tennessee, near Old Hickory, Tennessee, on the Leonard L. Clark Plan described as follows:

BEGINNING on the westerly margin of a road, being the first road on the left from the bridge over Cumberland River, said beginning point being the common corner of Tracts Nos. 11 and 12 at an iron pin, thence proceeding along the westerly margin of said road for 54 feet; thence south 42° 45' west 718.9 feet, more or less; thence south 38° east 54 feet; more or less, to the corner of Tracts Nos. 11 and 12; thence with the line between said tracts, north 42° 45' east 769.4 feet, more or less, to the beginning.

BEING the same property conveyed to Ernest Lee Brown and wife, Alice Lee Brown, as tenants by the entireties, a one-half (½) undivided interest and Myers E. Brown and wife, Rebecca R. Brown, as tenants by the entireties, a one-half (½) undivided interest by deed from C. L. Porter and wife, Alice F. Porter, of record in Book 4571, page 326, Register's Office for Davidson County, Tennessee.

The said Ernest L. Brown died on December 14, 1974, at which time a one-half (½) undivided interest in the said property became vested in Alice Lee Brown. Myers E. Brown and wife, Rebecca R. Brown were divorced by decree from the Third Circuit Court for Davidson County, Tennessee, in the case of Ellen Rebecca Brown vs. Myers E. Brown, Docket No. 91442, which Final Decree provided that the one-half (½) undivided interest in the property hereinabove described owned and held by Myers E. Brown and Rebecca R. Brown a/k/a Ellen Rebecca Brown, be divested out of Rebecca R. Brown and vested in Myers E. Brown, to be his absolutely. As a result, the said property became vested in Alice Lee Brown, a one-half (½) undivided interest, and in Myers E. Brown, a one-half (½) undivided interest.

ALICE LEE BROWN reserves, for herself, for and during her natural lifetime, a life estate in a one-half (½) undivided interest in the said property hereinabove described, and she shall be entitled to receive one-half (½) of the rents and profits from said property and shall be obligated to pay one-half (½) of the cost of insurance, taxes, maintenance and upkeep of the said property, for and during her natural lifetime.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 5 day of Dec., 1988.

Alice Lee Brown

ALICE LEE BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 5th day of December, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Sworn to and subscribed before me this the 5th day of December, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

92450

IDENTIFICATION REFERENCE

Dec 12 9 45 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.