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

QUITCLAIM DEED

6135 12/12 0101 03CHECK 12.00

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Frances B. Denson, et al 920 Swinging Bridge Road Old Hickory, TN 37138	Alice Lee Brown 507 Swinging Bridge Road Old Hickory, TN 37138	Map 44-1 Parcels 4, 5, 6 and 7 4D38830 4D37515 4D37535 4D37520

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 FRANCES B. DENSON and ANNA B. ALEXANDER, hereinafter referred to as the "GRANTEES";

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 GRANTEES, FRANCES B. DENSON and ANNA B. ALEXANDER, as tenants in common, each owing a one-half (½) undivided interest, their respective 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 life-time, which property is more particularly and specifically set forth and described as follows, to-wit:

TRACT NO. 1
BEING Lots Nos. 17 and 18 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; said lots being more particularly described as follows:

Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickerson Street and running thence the following courses and distances: South 43° 49' West along the westerly margin of Hickerson Street 173 feet to an iron pin

located at the northeast corner of the Lot No. 19; thence in a northwesterly direction along the common line between Lots 18 and 19 for a distance 303.4 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lots 9 and 10 for a distance of 197.3 feet to an iron pin located in the southerly margin of Hadley Bend Road; thence South 46° 37' East along the southerly margin of Hadley Bend Road 284.4 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.5 feet to a concrete monument, and the point of beginning. Lots Nos. 17 and 18 are subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lots.

BEING the same property conveyed to E. L. Brown and wife, Alice Lee Brown, by deed from Nashville Industrial Corporation of record in Book 1971, page 250, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

BEING Lot No. 19 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record, said lot being more specifically described as follows:

Starting with an iron pin located on a common line between Lots Nos. 18 and 19 in the westerly margin of Hickerson Street and running thence the following courses and distances: South 43° 49' west along the westerly margin of Hickerson Street 95 feet to an iron pin located at the northeast corner of Lot No. 20; thence, in a northwesterly direction along the common line between Lots No. 19 and 20 a distance of 300.2 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lot No. 19 a distance of 95.5 feet to an iron pin located on the common line between Lots Nos. 18 and 19; thence in a southeasterly direction along the common line between Lots Nos. 18 and 19 a distance of 303.4 feet to an iron pin and the point of beginning.

Lot No. 19 is subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lot.

BEING the same property conveyed to E. L. Brown and wife, Alice Lee Brown, by deed from Nashville Industrial Corporation of record in Book 2493, page 546, Register's Office for Davidson County, Tennessee.

TRACT NO. 3

LAND in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded map of the Subdivision of Scenic View, described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northwesterly 297 feet to a point; thence northeasterly 100.5 feet to a corner of Lot No. 19; thence with the line between Lots Nos. 19 and 20, southeasterly 300.2 feet to the northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

This property is conveyed subject to (1) restrictions contained in deed from Nashville Industrial Corporation to Randall Phillips and wife, dated December 9, 1959, filed for record January 4, 1960, in Book 2999, page 80, Register's Office for Davidson County, Tennessee; and (2) the unrecorded plan shows an owner's certificate, a 30-foot set-back

line from Hickerson Street and a 10-foot easement for public utilities along the westerly rear line of the lot.

BEING the same property conveyed to Ernest Lee Brown and wife, Alice Lee Brown, by deed from W. O. Latham and wife, Allene Latham, of record in Book 3614, page 81, Register's Office for Davidson County, Tennessee.

E. L. Brown is one and the same person as Ernest Lee Brown. Ernest Lee Brown died on December 14, 1974, at which time the property became vested in Alice Lee Brown, in fee simple.

ALICE LEE BROWN retains, for herself, for and during her natural lifetime, a life estate in the property hereinabove described, including the sole and exclusive right to the rents and profits from same and/or to the use and occupancy of same, including all building structures, mobile homes and other property located thereon. During her lifetime, Alice Lee Brown shall be solely responsible for payment of all insurance, taxes, maintenance and upkeep on the said property.

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 5th 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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-31-89

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Frances B. Denson
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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

92451

IDENTIFICATION REFERENCE

Dec 12 9 45 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.