64045

IDENTIF. & REFERENCE

MAIL ENV.

This instrument was prepared by:
James D. Kay, Jr.
Suite 2, Washington Square I
214 Second Avenue North
Nashville, Tennessee 37201

94 JUN 23 AM 10:23 BOOK 9386 PAGE 555

REGISTER
DAVIDSON COUNTY, TN.

This instrument was prepared by information provided by Edgar Brown with no title examination being made, and the parties hereto hold James D. Kay, Jr., Attorney, harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:
Edgar Brown
1607 Wheless Street
Nashville, TN 37208

SEND TAX BILLS TO:
same

MAP AND PARCEL NO:

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Mary Jane (Buford) Brown ("Grantor") by these presents, does hereby quitclaim and convey unto Edgar Brown, ("Grantee") his successors and assigns, all of her right, title and interest in and to the following described property in Davidson County, Tennessee described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded resubdivision of Lots Nos. 370 and 371, on the Plan of McGavock, Wetmore and others, second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, according to a survey made on the 7th day of June, 1950, by George W. Watkins, surveyor, and the said property is described as follows:
>
> Said Lot No. 3 beginning on the southside of Wheeless Street at a point 61 feet from the southeast corner of the intersection of 17th Avenue North and Wheeless Street; thence running south parallel with 17th Avenue North, 90 feet to a dead line; thence east parallel with Wheeles Street 28 feet to a point; thence north and parallel with 17th Avenue North, 90 feet to a point in the southside of Wheeless Street; thence west with the southerly margin of Wheeless Street 28 feet to the point of beginning.
>
> Being the same property conveyed to Mary Brown (formerly Mary Buford) by deed from Peoples Realty Co., Inc., a corporation, by deed dated August 14, 1951, of record in Book 2017, page 333, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1607 Wheless Street, Nashville, Tennessee 37208.

060 06/23 0101 01CASH 8.00

WITNESS MY HAND this 22nd day of June, 1994, in Nashville, Tennessee.

Mary Jane Brown by Edgar Brown attorney-in-fact
Mary Jane Brown by Edgar Brown,
her attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edgar Brown, attorney in fact for Mary Jane Brown, with whom I am personally acquainted, and who, upon his oath acknowledged that he has read the foregoing document and has executed the same for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, on this the 22nd day of June, 1994.

Karen Kay Hobbs
Notary Public

My commission expires: 1-27-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

The actual consideration or value, whichever is greater for the this transfer is $ 0.00.

Edgar Brown
Affiant

Sworn to and subscribed before me this the 22nd day of June, 1994.

Karen Kay Hobbs
Notary Public
My commission expires: 1-27-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE