THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
I. D. Anderson, et ux, et al 505 Brandywine Drive Old Hickory, TN 37138	Same	Map 64, Group 1 Parcel 16 Fld. BK#:04D27200

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between I. D. ANDERSON and wife, IVA MAI ANDERSON, hereinafter referred to as the "GRANTORS", and I. D. ANDERSON and wife, IVA MAI ANDERSON, and ROSE MARIE McBROOM, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I. D. ANDERSON and wife, IVA MAI ANDERSON, the GRANTORS, have this day bargained, sold and quitclaimed unto I. D. ANDERSON and wife, IVA MAI ANDERSON, and ROSE MARIE McBROOM, as joint tenants, with survivorship obtaining, the GRANTEES, their heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section I, Brandywine Farms, of record in Book 3600, page 80, Register's Office for said County.
>
> SAID Lot No. 57 fronts 188.8 feet on the easterly side of Brandywine Drive and extends back 328.4 feet on the northerly line and 315.5 feet on the southerly line to a dead line in the rear on which it measures 70.9 feet.
>
> BEING part of the property conveyed to I. D. Anderson and wife, Iva Mai Anderson, by three deeds from J. R. Coarsey, Trustee, of record in Book 3883, page 619, in Book 3894, page 555, and in Book 3905, page 393, all in said Register's Office.

The mailing address for the said property is 505 Brandywine Drive, Old Hickory, Tennessee 37138.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The GRANTEES, by their signatures hereto, intend that they shall own and hold title to the real property, hereinabove described, together with the improvements thereon and the appurtenances thereto, as joint tenants, with survivorship obtaining, and not as tenants by the entirety or tenants in common - that is, in the event of the death of any one of them, the survivors shall continue to own and hold title to the said property as joint tenants, with survivorship obtaining, and in the event of the death of any two of them, the sole survivor shall own and hold title to the said property in fee simple.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 18th day of July, 1994.

I. D. ANDERSON

IVA MAI ANDERSON

ROSE MARIE McBROOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, I. D. ANDERSON, IVA MAI ANDERSON and ROSE MARIE McBROOM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

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 18th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

73285

IDENTIFICATION REFERENCE

94 JUL 21 AM 10:21

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9309 07/21 0101 03CHECK 8.00