This Instrument Prepared By:
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615)361-6679*
*This instrument prepared from information furnished by parties*

File Box 24

ADDRESS NEW OWNER:
Margaret R. Brown and Carl M. Brown
3012 Goodwin Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Avenue, P.O. Box 7137
Pasadena, CA 91109-7137

MAP AND PARCEL:
MAP 136-13
PARCEL 96
2DX-01212

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Margaret R. Brown and husband,Carl M. Brown, as tenants by the entirety and dissolve the fee simple estate in Margaret R. Brown,

I, Margaret R. Benton Brown, married hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 9, on the Plan of Edge-O-Lake Subdivision, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Daniel L. Benton and wife, Margaret R. Benton, by deed from HUD of record in Book 8345, Page 160, Register's Office for Davidson County, Tennessee. The said Daniel L. Benton having since died. Margaret R. Benton having since married Carl M. Brown.
>
> This is the same description as in previous deed of record.
> Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Countrywide Funding of record in Book 9047, Page 659, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).
>
> This is improved property known as 3012 Goodwin Drive, Nashville, TN 37217

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Margaret R. Brown and husband,Carl M. Brown, their heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of April, 1995.

Margaret R. Benton Brown

Harold Reeves, Trustee

BOOK 9651 PG 860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret R. Benton Brown, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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, at office, this the 21st day of April, 1995.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 21st day of April, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

53782
IDENTIFICATION REFERENCE

95 APR 21 PM 1:51
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3336 04/21 0101 03CHECK 8.00