This Instrument Prepared From Information and
Documents Provided By The Parties, By:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 9732 PG 61

95 JUL 17 PM 1:21
REGISTER
DAVIDSON COUNTY, TN.

00079172

FROM: ESTATE OF ORAL VERNON RHODES,
MARY CLAIRE RHODES, Executrix

TO: JOHN P. BROWN, III, TRUSTEE

and

FROM: JOHN P. BROWN, III, TRUSTEE

TO: MARY CLAIRE RHODES

ADDRESS NEW OWNER:	**SEND TAX BILLS:**
Mary Claire Rhodes 4603 Log Cabin Road Nashville, TN 37216	SAME AS OWNER
MORTGAGEE:	MAP AND PARCEL:
NONE	Map/Parcel: 061-08-0 152.00 Field Book: 15DZ 27750

QUITCLAIM DEED

FOR AND IN CONSIDERATION of correcting our intentions regarding the ownership of the hereinafter described property and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a fee simple absolute title in Mary Claire Rhodes, I, Mary Claire Rhodes, Executrix for the Estate of Oral Vernon Rhodes, deceased, have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, Trustee, his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly part of Lot Nos. 9 and 10 on the Map of Mrs. A. J. McGaughey's Subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for said County.
>
> Said parts of said lots front 78 feet more or less on the southerly side of Log Cabin Road and run back between lines, 178 feet on the easterly line and 162 feet more or less on the westerly line, to the northerly line of Lot No. 11 and measure 188 feet thereon.

Being the same property conveyed to Oral V. Rhodes and wife, Mary Claire Rhodes, by Warranty Deed dated December 24, 1951, from David L. Jones and wife, Gladys Rees Jones, of record in Book 2032, Page 16, Register's Office for Davidson County, Tennessee. The said Oral V. Rhodes became deceased on December 28, 1994, with said real property having passed to his widow, Mary Claire Rhodes, by operation of law, same having been owned as tenants by the entirety. (See Davidson County Probate Court No. 94P-364.)

This is improved property known as 4603 Log Cabin Road, Nashville, Tennessee, 37216.

Said property is conveyed subject to such limitations, restrictions, defects (if any), and encumbrances as may affect the premises.

And now, I, the said John P. Brown, III, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto Mary Claire Rhodes, her heirs and assigns, all of my right, title, and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects (if any), and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 10½ day of July, 1995.

Mary Claire Rhodes
MARY CLAIRE RHODES, Executrix
for the Estate of Oral Vernon Rhodes

John P. Brown, III
JOHN P. BROWN, III, Trustee

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Claire Rhodes, Executrix for the Estate of Oral Vernon Rhodes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 10½ day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John P. Brown, III, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 10th day of July 1995.

NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**. 12.00

AFFIANT

Subscribed and sworn to before me this 10th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 11/28/98