THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216 BOOK 10022 PG 254

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JUDITH MARIE BROWN 904 MATTHEWS AVENUE NASHVILLE, TN	NEW OWNER	MAP 61-11 PARCEL 26

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, MARY S. BROWN, UNMARRIED hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto JUDITH MARIE BROWN, hereinafter referred to as Grantee(s), her heirs and assigns, all of Grantor(s) right, title, and interest in and to the following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE MAP OF CURLEY MANOR, AS OF RECORD IN BOOK 1835, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 7 FRONTS 74 FEET ON THE SOUTHERLY SIDE OF MATTHEWS STREET AND RUNS BACK 151.5 FEET ON THE EASTERLY LINE AND 143 FEET ON THE WESTERLY LINE TO A DEAD LINE AT THE REAR ON WHICH IT MEASURES 64 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARY S. BROWN BY DEED FROM HOLLAND E. PATTERSON, JR., AND WIFE, ELNA A. PATTERSON OF RECORD IN BOOK 3952, PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. 1996 TAXES AND SUBSEQUENT YEARS.
2. ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.
3. ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 1835, PAGE 73, SAID REGISTER'S OFFICE.
4. RESTRICTIONS OF RECORD IN BOOK 784, PAGE 27, AND BOOK 2012, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This Property is known as 904 MATTHEWS AVENUE, NASHVILLE, TN

WITNESS MY HAND, THIS THE 16th DAY OF APRIL, 1996.

GRANTOR:

Mary S. Brown
MARY S. BROWN

96 APR 22 AM 9:59

0173528

IDENTIFICATION REFERENCE

3321 04 22 96 12 03HEER 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10022 PG 255

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY S. BROWN, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 16th day of APRIL, 1996.

Susan Frenley Barnett
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Christine Welch
Affiant

Sworn to and subscribed before me this 16th day of APRIL, 1996.

My Commission Expires: 3-21-98

Susan Frenley Barnett
NOTARY PUBLIC