BOOK 10028 PG 323

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 24 day of April, 1996

Affiant

My Commission Expires:

11-22-97

Notary Public

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, STE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: ROSEMARY BROWN AND JOYCE LEE GOLDEN	NAME: SAME
STREET ADDRESS: 1036 ST. ANDREW PLACE	STREET ADDRESS:
CITY: NASHVILLE STATE: TN	CITY: STATE:
ZIP CODE: 37204 MAP & PARCEL NO.: 132-01-A-12.00 CO	ZIP CODE:

FOR AND IN CONSIDERATION OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Rosemary Brown, unmarried and Joyce Lee Golden, unmarried

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO Rosemary Brown, unmarried and Joyce Lee Golden, unmarried, as joint tenants with the right of survivorship, not as tenants in common,

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot NO. 12 on the Plan of St. Andrews Place, as of record in Book 6250, page 909, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed unto Rosemary Brown, unmarried, and Joyce Lee Golden, unmarried, by Deed recorded July 31, 1987, in Deed Book 7313, Page 234, of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 6658, page 135, Declaration of Covenants, Conditions and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, of record in Book 6856, page 843, and amended in Book 7058, page 928. The Plan of record in Book 6250, page 909, shown an owner's certificate, a 20 feet minimum building setback line from St. Andrews Place, and a 5 feet easement for public utility and drainage purposes along the northerly and southerly lines of said lot. Storm water detention agreement by and between Belle Meade Builders, Inc., and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6737, page 867. Deed of Conveyance granted to Metropolitan Government of Nashville and Davidson County, for construction of a Sanitary sewer, of record in Book 7175, page 840. Deed of Conveyance granted to Metropolitan Government of Nashville and Davidson County for Construction of a water main of record in Book 7175, page 854.

THIS DOCUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTY OR GUARANTEE IS MADE BY FIRST TITLE CORPORATION AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED, OR OF RECORD TITLE, DEFECTS OR LIENS THEREOF, OR OF THE CONDITION OF THE PREMISES DESCRIBED HEREIN.

THIS IS IMPROVED PROPERTY KNOWN AS 1036 ST. ANDREW PLACE, NASHVILLE, TN 37204.

WITNESS MY HAND THIS 24 DAY OF April, 1996.

ROSEMARY BROWN

JOYCE LEE GOLDEN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10028 PG 324

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of April, 1996, before me personally appeared ROSEMARY BROWN, UNMARRIED, and JOYCE LEE GOLDEN, UNMARRIED to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:
11-22-98

Notary Public

QUITCLAIM DEED

PICK-UP

01754114

4724 04/26 2:01 01CASH 8.00