THIS INSTRUMENT PREPARED BY: mail
JOHN R. BRADLEY & ASSOCIATES
Attorneys-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Carl Brown
155 Gleaves Street
Madison, Tennessee 37115

TAX MAP: 43-13

PARCEL: 55

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CARL BROWN**, Personal Representative for the Estate of David Scott Brown, have this day bargained and sold and by these presents do hereby transfer, convey and quitclaim unto **CARL BROWN**, his heirs and assigns, forever, all of the estate, right, title, interest and claim of the Estate of David Scott Brown to the following described property:

> SITUATED in Davidson County, Tennessee, and further described as follows:
>
> BEING Lot No. 51, of Block "B" of the Map of Forrest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County.
>
> Said Lot No. 51 fronts 50 feet on the south side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.
>
> BEING the same property conveyed to David Scott Brown by deed of record in Book 8251, Page 305, Register's Office, Davidson County, Tennessee. David Scott Brown died in 1995.
>
> THIS TRANSFER WAS AUTHORIZED BY ORDER OF THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE, A CERTIFIED COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT A.

IN TESTIMONY WHEREOF, I hereunto set my hand on the 31st day of October, 1996.

Carl Brown

**CARL BROWN**
Personal Representative for
the Estate of David Scott Brown

0242755
IDENTIF. ↑ REFERENCE
96 NOV -4 AM 8:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CARL BROWN**, Personal Representative for the Estate of David Scott Brown, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 31st day of October, 1996.

Mary Ralph Bradley
NOTARY PUBLIC

My Commission Expires: 5/3/98.

MARY RALPH BRADLEY NOTARY PUBLIC AT LARGE SUMNER TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Carl Brown
AFFIANT

Subscribed and sworn to before me this the 31st day of October, 1996.

Mary Ralph Bradley
NOTARY PUBLIC

My Commission Expires: 5/3/98.

MARY RALPH BRADLEY NOTARY PUBLIC AT LARGE SUMNER TENN.

BOOK 10246 PG 899

IN THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE

10/29/96

IN RE: )
)
ESTATE OF )
SCOTT DAVID BROWN )

OCT 21 1996

BSO

ORDER APPROVING CONVEYANCE OF REAL PROPERTY

This cause came on to be heard on the 24th day of September 1996, before the Honorable Tom E. Gray, Chancellor for Sumner County, Tennessee, on the motion of CARL BROWN, Administrator of the Estate of SCOTT DAVID BROWN, to allow him to convey certain real estate, with legal title vested in SCOTT DAVID BROWN, deceased, to CARL BROWN, as an individual. Based on the evidence submitted and the record as a whole, the Court finds as follows:

1. CARL BROWN is the administrator of the estate of his son, SCOTT DAVID BROWN, who died intestate, an unmarried man, in 1995.

2. By deed of record in Book 8251, Page 304, Register's Office, Davidson County, Tennessee, real estate was conveyed to SCOTT DAVID BROWN, with the actual consideration for this transfer being $24,000.00, which amount was paid by CARL BROWN, without any contribution from his son, SCOTT DAVID BROWN; the address of the property is 232 Old Hickory Boulevard, Madison, Tennessee.

3. Although legal title was vested in SCOTT DAVID BROWN, the real estate was held in trust for CARL BROWN, who paid all expenses relating to said property, both before and subsequent to his son's death in 1995.

4. Aside from this tract of land, SCOTT DAVID BROWN's estate is insolvent, with the debts exceeding the value of his personal property; all his debts, including the costs of his funeral, have been paid by CARL BROWN.

5. No claims have been filed against his Estate, and the sole reason to probate this estate was to ensure that there were no unknown creditors, and to have a personal representative to convey the real estate to CARL BROWN, subject to this Court's approval, which the Court finds is appropriate under these circumstances.

EXHIBIT A

ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED that CARL BROWN, as personal representative of the Estate of SCOTT DAVID BROWN, is hereby authorized to convey the herein referenced real estate, of record in Book 8251, Page 304, Register's Office, Davidson County, Tennessee, to CARL BROWN, an individual, without any contribution or payment to the Estate of SCOTT DAVID BROWN, said property having been held in trust by SCOTT DAVID BROWN for his father, CARL BROWN.

ENTERED this the 29 day of October, 1996.

TOM E. GRAY, Chancellor

APPROVED FOR ENTRY:

JOHN R. BRADLEY #6779
311 East Main Street
Hendersonville, Tennessee 37075
(615) 824-1218; 325-4345

STATE OF TENNESSEE
SUMNER COUNTY

Brenda M. Page, Clerk & Master of said County, do hereby certify that the foregoing instrument contains a true and complete copy of Order Approving Conveyance of Real Property as same appears of record on the file in Book 95R Page 226 of the records of the Chancery Court of Sumner County, Tennessee. Given under my hand and seal this 24th day of Oct. 1996

BRENDA M. PAGE, Clerk & Master

By _____ D.C.

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