BOOK 10394 PG 23

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

97 MAR 27 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

02287862

FROM: MARGARET H. POWERS, Executrix of the Estate of Amanda Stewart Haggard

TO: John P. Brown, III, Trustee

AND

FROM: John P. Brown, III, Trustee

TO: NATHANIEL RAY POWERS and Wife, MARGARET H. POWERS, as tenants by the entirety

ADDRESS NEW OWNER:
MR. & MRS. RAY POWERS
1541 Pleasant Hill Rd.
Nashville, TN 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
Map: 117-16
Parcel: 177

QUITCLAIM DEED

FOR AND IN CONSIDERATION and pursuant to the the Last Will and Testament of Amanda Stewart Haggard on file with the Probate Court Clerk's office (Docket No. 94P-937) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, MARGARET H. POWERS as Executrix for the Estate of Amanda Stewart Haggard, have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter called the 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, State of Tennessee, described as follows, to wit:

> Being Lot #38 and the east 15 feet of Lot #37 on the map of S.F. and C.D. Morrow's subdivision of Certain Lots in Nathan McNairy's subdivision of Record in Book 332, page 86, Register's Office for Davidson County, Tennessee.
>
> Said Lot #38 and part of Lot #37 front together 65' on the north side of Morrow Street and runs back between parallel lines 163.5 feet to an alley.
>
> Being the same property conveyed to Eugenia McCown by Warranty Deed from Eddie and Clayton Wilson dated April 11, 1988 and of record in Book 7641, Page

158 RODCT, the said Eugenia McCown having become deceased, Amanda Stewart Haggard having inherited said property by devise under the Last Will and Testament of Eugenia McCown, Will Book 187, Page 535 Davidson County Probate Clerk's office, of record in Book 9134, Page 7 RODCT.

This is a improved property located and known as 1112 Morrow Avenue, Nashville, Tennessee 37204.

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 NATHANIEL RAY POWERS and Wife, MARGARET H. POWERS as tenants by the entirety, their 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 26th day of March, 1997.

Margaret H. Powers, Executrix
MARGARET H. POWERS
Executrix for the Estate of
Amanda Stewart Haggard

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 **MARGARET H. POWERS**, 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 this the 26th day of March, 1997.

Lori Howard
NOTARY PUBLIC

My Commission Expires: 9-18-99

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**, the bargainor, 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 this the 26th day of March, 1997.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Margaret H. Powers
AFFIANT

Subscribed and sworn to before me this 26th day of March, 1997.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

2337 03/27 0103 03[illegible] 12.00