BOOK 10451 PG 997

	TRACT I:	TRACT II:
MAP PARCEL NUMBERS:	**116-16**	**116-16**
	119	**118**
	07DA 42835	**07DA 42830**
	(4126 Sneed Road)	**(4122 Sneed Road)**

This instrument prepared by: **J. Michael Winchester, Attorney**
LACY & WINCHESTER, P.C.
Suite 1000, First Tennessee Plaza
800 South Gay Street
Knoxville, Tennessee 37929
Phone: (423) 637-1980 Fax: (423) 637-4489

RESPONSIBLE TAXPAYER: (New Owner)

Name: **Joan D. Brown**
Address: **913 Hayslope Drive**
Knoxville, Tennessee 37919

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

Joan D Brown
Affiant

Sworn to and subscribed before me, this
6th day of May, 1997.

J Michael Winchester
Notary Public

My Commission Expires: 11/1/98

STATE OF TENNESSEE
NOTARY
AT
LARGE
J. MICHAEL WINCHESTER

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of May, 1997, by and between **HUBERT C. BROWN aka H. CAREY BROWN** of Knox County, Tennessee, ("**Grantor**"), and **JOAN D. BROWN** of Knox County, Tennessee, ("**Grantee**").

W I T N E S S E T H:

THAT the said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, remise, release and quitclaim unto the said Grantee, the following premises, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

BEING Lot No. 40 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

SAID lot No. 40 fronts 112.2 feet on the easterly side of Sneed Avenue and runs back 204.7 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear, measuring 125 feet thereon.

THIS CONVEYANCE is made subject to any sanitary sewer easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, and any restrictive covenants and easements of record in the R. O. D. C., Tennessee, including Book 1424, Page 16; Current taxes to be assumed and paid by Grantee.

BEING the same property conveyed to H. Carey Brown and wife Joan D. Brown by Deed dated July 24, 1986, from Clure L. Winfree, et ux, of record at Book 6927, page 728, in the Davidson County Register's Office.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Parcel Address: **4126 Sneed Road, Nashville, Tennessee 37215.**

TRACT II:

BEING Lot No. 39 on the Map of Part I, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

SAID lot No. 39 fronts 100 feet on the easterly side of Sneed Avenue and runs back 218.4 feet on the northerly line and 204.7 feet on the southerly line to a dead line in the rear, measuring 138 feet thereon.

BEING the same property conveyed to H. Carey Brown and wife, Joan D. Brown, by deed of record in Book 5010, Page 754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to easements, covenants and restrictions of record in Book 1424, Page 16, Book 3888, Page 849, Book 1308, Page 55, Register's Office for Davidson County, Tennessee. Current taxes to be assumed and paid by Grantee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Parcel Address: **4122 Sneed Road, Nashville, Tennessee 37215.**

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

THIS CONVEYANCE is from one spouse to another and is intended to dissolve the existing tenancy by the entirety ownership of said property and vest fee simple title in the Grantee pursuant to T.C.A. §66-1-110, such transfer being exempt from transfer taxes pursuant to T.C.A §67-4-409(a)(3)(A).

and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing and waiving all claims to homestead, redemption and year's support. The said property is transferred to the said Grantee and the heirs, executors, administrators, representatives, successors and assigns of Grantee, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

Hubert C Brown

HUBERT C. BROWN aka H. CAREY BROWN

0275 05/13 0101 03

97 MAY 13 AM 9:15

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0304211

BOOK 1[0]451 PG 999

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

Personally appeared before me, J. Michael Winchester, a duly Commissioned **Notary Public** in and for the State and County aforesaid, **HUBERT C. BROWN aka H. CAREY BROWN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of May, 1997.

J. Michael Winchester
Notary Public

My Commission Expires: 11/1/98

/jh

