BOOK 10452 PG. 1

MAP PARCEL NUMBERS:	TRACT I:	TRACT II:	TRACT III:
	116-16	116-16	131-02
	107	110	196
	07DA 42775	07DA 42790	16DA 27605
	(4020 Sneed Road)	(4026 Sneed Road)	(2025 Overhill Dr.)

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: **H. Carey Brown**
Address: **913 Hayslope Drive**
Knoxville, Tennessee 37919

0276 05/13 0101 03CHEEK 10.00

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

H Carey 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
J. MICHAEL WINCHESTER
NOTARY
AT
LARGE

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of May, 1997, by and between **JOAN D. BROWN** of Knox County, Tennessee, ("**Grantor**"), and **HUBERT C. BROWN aka H. CAREY 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 the northerly part of Lot No. 29 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 29 fronts 107 feet on the easterly side of Sneed Avenue and runs back 196.3 feet on the north line and 202.3 feet on the south line, to a dead line, measuring 107.1 feet thereon.

THIS CONVEYANCE is made subject to sanitary sewer easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 3899, Page 378, R. O. D. C., Tennessee and restrictive covenants and

easements of record in Book 1303, Page 55 and Book 1424, Page 16, R. O. D. C., Tennessee; Current taxes to be assumed and paid by Grantee.

BEING the same property conveyed to Hubert C. Brown and wife Joan Brown by Deed dated October 1, 1975, from Allen D. Agee et ux, of record at Book 4960, page 710, 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: **4020 Sneed Road, Nashville, Tennessee 37215.**

TRACT II:

BEING Lot C on the Revision of Part of Wallace Subdivision, of record in Book 2083, Page 4, and revised and corrected by an instrument of record in Book 2340, Page 555, both in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the east margin of Sneed Avenue at the corner of Lots E and C; thence with the line between said lots, northeastwardly 66 feet to a point; thence northwestwardly 150 feet to the west line of Lot 55 of Wallace Subdivision, Part 1, of record in Book 1424, Page 16, said Register's Office; thence along the line of said lot, southerly 102.2 feet to the corner of Lot No. 32 of said Wallace Subdivision; thence with the line of the same, westwardly 209.8 feet to the east margin of Sneed Avenue; thence with the margin of the same, northwardly 104 feet to the point of beginning.

THIS CONVEYANCE is made subject to sanitary sewer easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 3899, Page 378, R. O. D. C., Tennessee and restrictive covenants and easements of record in Book 1303, Page 55 and Book 1424, Page 16, R. O. D. C., Tennessee; Current taxes to be assumed and paid by Grantee.

BEING the same property conveyed to H. Carey Brown by Deed dated August 25, 1980, from Tyrrell Smith et ux of record at Book 5644 Page 580 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: **4026 Sneed Road, Nashville, Tennessee 37215.**

TRACT III:

BEING Land in Davidson County, Tennessee, being the northerly parts of Lots Nos. 1 and 2 of Block E on the plan of Overton Hills of record in Book 843, Page 66, Register's Office for said County and described as follows:

BEGINNING at a point in the southerly margin of Overhill Drive, said point being the common front corner of Lots Nos. 2 and 3, Block E, on said plan; thence with the line between said lots south 150 feet to a point; thence, west 232 feet to a point in the easterly margin of Hood Avenue; thence, with said margin north 70 feet to a point at the beginning of a curve; thence, around said curve to the right 108 feet to a point in the southerly margin of Overhill Drive; thence, with said southerly margin east 154 feet to the point of beginning.

THIS CONVEYANCE is made subject to any and all easements, restrictions, and covenants of record that relate to said property; current taxes to be assumed and paid by Grantee.

BEING the same property conveyed to H. Carey Brown by Deed dated April 30, 1984, from John Robert Floyd et ux of record at Book 6293, Page 88, 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: **2025 Overhill Drive, 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:

Joan D. Brown

JOAN D. BROWN, aka JOAN BROWN

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, **JOAN D. BROWN aka JOAN BROWN,** with whom I am personally acquainted, and who acknowledged that she 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

ih

STATE OF TENNESSEE
LARGE
1997 MAY 13 PM 3:15
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03004212