28-B

This Instrument was prepared by:
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Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201
Telephone: [615] 256-5003

EXECUTOR'S QUITCLAIM DEED

BOOK 10548 PG 758

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph J. Brown 576 Mires Road Mt. Juliet, Tennessee 37122	Property Management 550 Metroplex NA 7105 Nashville, Tennessee 37211-7105	MAP 042-16-0 PARCEL 167.00

WHEREAS, Anna White Doolittle Underwood died on February 25, 1997, having her usual place of residence in Wilson County, Tennessee, and leaving a Last Will and Testament which was admitted to Probate in the Probate Court of Wilson County, Tennessee on April 3, 1997, and is of record in Will Book A-11, Page 41 of the office of the Clerk of said Court, a certified copy of said Last Will and Testament being of record in Book 10506, Pages 425 - 435 of the Register's Office of Davidson County, Tennessee;

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and

WHEREAS, the undersigned, J. Edwin Brown, is the duly qualified and acting Executor under the Will of Anna White Doolittle Underwood, deceased, under Letters Testamentary issued by the Clerk of the Probate Court of Wilson County, Tennessee on April 3, 1997; and

WHEREAS, under Article V of the Last Will and Testament of Anna White Doolittle Underwood, certain real property located in Davidson County, Tennessee, as more particularly described below, was devised to Joseph J. Brown, provided, however, if at the time of the death of Anna White Doolittle Underwood, a certain Lease Agreement with First American National Bank of Nashville on said property, dated January 1, 1972, had been terminated for reasons set out in said Article V of the Will of Anna White Doolittle Underwood, then said devise shall be void; and

WHEREAS, said Lease Agreement with First American National Bank of Nashville was not terminated but remained in full force and effect at the time of the death of Anna White Doolittle Underwood, said Lease Agreement being of record in Book 4791, Page 834, Register's Office of Davidson County, Tennessee;

NOW THEREFORE, for the purpose of perfecting the devise of the hereinafter described real property to Joseph J. Brown under the Last Will and Testament of Anna White Doolittle Underwood, deceased, and for no monetary considerations, I, J. Edwin Brown, as Executor of the Will of Anna White Doolittle Underwood, deceased, by these presents do hereby quitclaim and convey unto Joseph J. Brown, a married person, his heirs and assigns, all right, title and interest that I have or may have as such Executor

in and to the following described real property located in Davidson County, Tennessee:

Land in the 11th Civil District of Davidson County, Tennessee, being described as follows:

TRACT I: Beginning at the southwest intersection of Gallatin Pike and the center line of Madison Avenue; thence southerly along the westerly margin of said Pike as widened, 85 feet, more or less, to the northeast corner of the property conveyed to Ray E. Garrett and wife, by deed of record in Book 2030, page 427, Register's Office for said County; thence westerly, along Garrett's northerly line, passing his northwest corner at 150 feet, in all 215 feet to a point; thence northerly 85 feet, more or less, to the center line of Madison Avenue; thence with the center line of said Avenue, easterly 215 feet to the beginning.

(The above described property is subject to a permanent easement and right-of-way for street purposes and right of entry for temporary construction purposes from Anna White Doolittle to the Metropolitan Government of Nashville and Davidson County, Tennessee granted July 16, 1970, and being of record in Book 4515, page 476, Register's Office for Davidson County, Tennessee.)

TRACT II: Beginning at a point in the center line of Madison Avenue, 215 feet from the intersection of the west line of Gallatin Pike and the center line of Madison Avenue, said point being the northwesterly corner of the property leased by Anna White Doolittle to the First American National Bank of Nashville, by a certain lease of record in Book 1999, page 275, Register's Office for Davidson County, Tennessee; thence southerly along the westerly line of said property heretofore leased to said Bank, 85 feet, more or less, to the southwest corner of said property heretofore leased to said Bank; thence easterly along the southerly line of said property heretofore leased to said Bank, 15 feet, more or less, to a point, said point being the northwesterly corner of the property conveyed from Anna White Doolittle to Ray E. Garrett and wife by deed of record in Book 2929, page 164, said Register's Office; thence in a southerly direction along said Garrett's westerly line, 50.5 feet, more or less, to the southwesterly corner of said Garrett property; thence westerly 15 feet, more or less, to a point; thence southerly 50.5 feet, more or less, to the northwesterly corner of the property conveyed from Anna White Doolittle to Newman Cheek and wife, by deed of record in Book 2446, page 495, said Register's Office; thence southerly with the westerly line of said Cheek property, 75 feet, more or less, to the southwesterly corner of said Cheek property; thence in a westerly direction, along the southerly line of Lessor's property 130 feet 9 inches, more or less, to the southwest corner of Lessor's property; thence northerly along the westerly line of Lessor's property 260 feet, more or less, to a point in the center line of Madison Avenue; thence easterly along the center line of Madison Avenue, 130 feet 9 inches, more or less, to the point of beginning.

Tract I and Tract II being a part of the same property vested in Anna White Doolittle, as devisee under the Will of Mary Goodrich Doolittle, of record in Will Book 59, page 184, and as devisee under the Will of E. R. Doolittle, of record in Will Book 61, page 327, County Court Clerk's Office for said County.

A part of the above described real property is part of the property conveyed to E. R. Doolittle by deed dated August 11, 1900, of record in Book 252, page 209, Register's Office for Davidson County, Tennessee. A part of the above described property is part of the property conveyed to Mrs. Mary G. Doolittle by deed dated February 19, 1902, of record in Book 268, page 149, Register's Office of Davidson County, Tennessee. Anna White Doolittle was the widow of Clinard S. Underwood at the time of her death.

The legal description used herein is the same legal description contained in said Lease Agreement of record in Book 4791, page 834, said Register's Office and is taken from a map of part of the Doolittle Lands, Madison, Tennessee, dated December 1, 1951, made by H.R. Swann, Jr., Surveyor, not of record.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including but not limited to those hereinabove referred to, easements for right-of-way for Gallatin Road and Madison Avenue lying within the described property; right-of-way and party wall agreement of record in Book 2101, Page 286, as amended in Book 4208, Page 154; easement to Nashville Gas Company of record in Book 2137, Page 323, and easement to Metropolitan Government for sanitary sewers and/or storm drainage, of record in Book 4168, Page 955, all Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of July, 1997.

J. Edwin Brown, Executor of the Will of
Anna White Doolittle Underwood, deceased

STATE OF TENNESSEE §
COUNTY OF WILSON §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named J. Edwin Brown, 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 instrument for the purposes therein contained, as Executor of the Will of Anna White Doolittle Underwood, deceased.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 7 day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 12/14/97

STATE OF TENNESSEE §
§
COUNTY OF WILSON §

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

Joseph J. Brown

Sworn to and subscribed before me this 7 day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 12/14/97

97 JUL 30 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0331973
IDENTIF. + REFERENCE