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58-A

This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1100 First American Center
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Geraldine Carter Pitts 5121 Woodland Drive Brentwood, TN 37027	Geraldine C. Pitts P.O. Box 246 Brentwood, Tennessee 37024-0246	Map and Parcel No. See Exhibit A

QUITCLAIM DEED

WHEREAS, GERALDINE C. BROWN (herein referred to as "Grantor") was conveyed title to the real property described on Exhibit A; and

WHEREAS, by Order of the Honorable Henry Denmark Bell of the Williamson County Probate Court, entered November 21, 1995, in the civil action styled, In Re: Geraldine Carter Brown, Case No 23704, the legal name of Grantor was changed to **GERALDINE CARTER PITTS** (herein referred to as "Grantee"); and

WHEREAS, Grantor desires that title to said property be vested in legal name of Grantee.

NOW THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor this day by these presents, does hereby quitclaim and convey unto Grantee, her heirs and assigns, forever, all of Grantor's right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

PROPERTY DESCRIBED IN EXHIBIT A

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for all maters of record, applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations

of record, and real estate taxes.

WITNESS this the 25th day of September, 1997.

GRANTOR:

Geraldine C Pitts
Geraldine C. Brown

**Geraldine C. Brown and Geraldine C. Pitts are one and the same person.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Marshall E. Hix
AFFIANT

Subscribed and sworn to before me, this 25th day of September, 1997.

Shelly D. Walker
NOTARY PUBLIC

SHELLY D. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-27-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Geraldine C. Brown, now, Geraldine Carter Pitts, whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 1997.

Shelly D. Walker
NOTARY PUBLIC

SHELLY D. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-27-99

EXHIBIT A

PARCEL I
Map and Parcel No. 142-9-D #21

Unit No. 976, together with the Carport designated No. 976-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Geraldine C. Brown, by Warranty Deed dated August 19, 1982, from Haury & Smith Contractors, Inc., and recorded August 20, 1982, in Book 5926, page 883, Register's Office for Davidson County, Tennessee.

PARCEL II
Map and Parcel No. 82-7-408

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Millers Addition to Edgefield of record in Book 57, page 113, Register's Office for Davidson County, Tennessee, described as follows:

Lot 19 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Geraldine C. Brown, by Trustee's Deed dated August 7, 1991, from Richard Manson, Substitute Trustee, and recorded August 8, 1991, in Book 8417, page 141, Register's Office for Davidson County, Tennessee, and re-recorded October 18, 1991, in Book 8466, page 102, Register's Office for Davidson County, Tennessee.

PARCEL III
Map and Parcel No. 82-7-463

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Millers Addition to Edgefield of record in Book 57, page 113, Register's Office for Davidson County, Tennessee, described as follows:

Lot 42 fronts 50 feet on the easterly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Geraldine C. Brown, by Trustee's Deed dated August 7, 1991, from Richard Manson, Substitute Trustee, and recorded August 8, 1991, in Book 8417, page 136, Register's Office for

Davidson County, Tennessee, and re-recorded October 18, 1991, in Book 8466, page 1062, Register's Office for Davidson County, Tennessee.

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PARCEL IV
Map and Parcel No. 82-7-410

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Millers Addition to Edgefield of record in Book 57, page 113, Register's Office for Davidson County, Tennessee, described as follows:

Lot 21 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Geraldine C. Brown, by Trustee's Deed dated August 7, 1991, from Richard Manson, Substitute Trustee, and recorded August 8, 1991, in Book 8417, page 146, Register's Office for Davidson County, Tennessee, and re-recorded October 18, 1991, in Book 8466, page 110, Register's Office for Davidson County, Tennessee.

0352840
IDENTIF. & REFERENCE

97 SEP 26 PM 3:09

REGISTER
DAVIDSON COUNTY, TN.

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