BOOK 10738 PG 151

0381760

IDENTIFICATION REFERENCE

97 DEC 30 AM 11:02

RECEIVED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Clinton W. Watkins
Attorney at Law
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 376-7000

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Dee Stanley Howard, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey his right, title, and interest in the below-described property to Madelon Johnson Brown. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 36 feet of lot No. 10 and the southerly 5 feet of lot No. 12 on the map of Charlotte Heights, as of record in book 57, page 169, Register's Office for said County. Said parts of lots Nos. 10 and 12 front together 41 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and extend back between parallel lines 145 feet to an alley.

6201 12/30 0101 01CASH 8.00

> Being the same real property conveyed to Georgia C. Howard by deed from Phil Cohen and wife, Sara K. Cohen, of record in book 2014, page 510, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 31st Avenue North, Nashville, Tennessee 37209.

Georgia C. Howard died on January 11, 1985 leaving a Last Will and Testament bearing the date of April 9, 1973, a First Codicil to the Last Will and Testament bearing the date of March 11, 1977 and a Second Codicil to the Last Will and Testament bearing the date of April 15, 1980. The aforesaid Last Will and Testament and Codicils thereto were filed for probate on January 23, 1985 in the Probate Court of Davidson County, Tennessee as referenced in Will Book 113, page 193. The docket number for the Estate of Georgia C. Howard is # 75993.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this the 17th day of Dec 17, 1997.

Dee Stanley Howard
DEE STANLEY HOWARD

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STATE OF Ohio)
COUNTY OF Montgomery)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Dee Stanley Howard, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal this the 17th day of December, 1997.

LAWRENCE R. WILLIAMS, JR, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

Lawrence R. Williams Jr.
NOTARY PUBLIC

My Commission Expires: _____

Property address:
407 31st Avenue North
Nashville, Tennessee 37209

Mail Tax Bills To:
Ms. Madelon Johnson Brown
407 31st Avenue North
Nashville, Tennessee 37209

PARCEL I.D.
Map 92-10
Parcel 60

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Dee Stanley Howard
DEE STANLEY HOWARD, Affiant

Subscribed and sworn to before me this the 17th day of December, 1997.

Lawrence R. Williams Jr.
NOTARY PUBLIC

My Commission Expires: _____

LAWRENCE R. WILLIAMS, JR, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.