Prepared by:
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BOOK 10940 PG 207

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Joseph Edwin Brown 522 Mires Brown Road Mt. Juliet, TN 37122	Property Management 550 Metroplex NA 7105 Nashville, TN 37211-7105	MAP 042-16-0 PARCEL 167.00

WHEREAS, Joseph J. Brown died on February 10, 1998, having his 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 March 19, 1998, and is of record in Will Book A-13, Page 318 of the office of the Clerk of said Court, a certified copy of said Last Will and Testament being of record in Book 10920, Pages 612 of the Register's Office of Davidson County, Tennessee; and

WHEREAS, the undersigned, Joseph Edwin Brown, is the duly qualified and acting Executor under the Will of Joseph J. Brown, deceased, under Letters Testamentary issued by the Clerk of the Probate Court of Wilson County, Tennessee on March 19, 1998; and

WHEREAS, under Article Third of the Last Will and Testament of Joseph J. Brown, certain real property located in Davidson County, Tennessee, as a part of the residuary estate of Joseph J. Brown, and as more particularly described below, was devised to Nannie Lou Brown, the Decedent's surviving wife, provided, however, if the said Nannie Lou Brown predeceases Joseph J. Brown, then, paragraph 3 of Article Third provides that this real property shall pass to the Decedent's son, Joseph Edwin Brown, and his wife, Gertie W. Brown; and

WHEREAS, the said Nannie Lou Brown and Gertie W. Brown have each filed separate Disclaimers of Interest with regard to the property herein described and have timely filed such Disclaimers with the Probate Court of Wilson County, Tennessee pursuant to TCA § 31-1-103 and have also recorded those filed Disclaimers in the Davidson County Register of Deeds Office at Book 10938, Page 500, and Book 10938, Page 503.

NOW THEREFORE, for the purpose of perfecting the devise of the hereinafter described real property to Joseph Edwin Brown under paragraph 3 of Article Third of the Last Will and Testament of Joseph J. Brown, deceased, and for no monetary consideration, I, Joseph Edwin Brown, as Executor of the Will of Joseph J. Brown, deceased, by these presents do hereby quitclaim and convey unto Joseph Edwin 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 Joseph J. Brown, as devisee under the Will of Anna White Doolittle, of record in Will Book A-11, page 41 of the Office of the Clerk of the Probate Court of Wilson County, Tennessee and also of record in Book 10506, pages 425-435 of the Register's Office of Davidson County, Tennessee which such devise was perfected by Executor's Quitclaim Deed dated July 7, 1997 and recorded in Davidson County Register of Deeds Office in Book 10548 pages 758-760.

The legal description and state of the title have been furnished to the draftsman of this Deed from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed conveying this property to the Grantor. The Grantor conveys the herein described property, together with all rights, hereditaments and appurtenances thereof, forever and in fee simple as personal representative only, and not individually. The Grantor warrants title to the above-described real estate only in his capacity as personal representative, and not individually, against all persons claiming under the Grantor, but not any further or otherwise.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including, but not limited to those hereinabove and hereinbelow 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 20th day of MAY, 1998.

Joseph Edwin Brown, Executor of the Estate of Joseph J. Brown

#63574

BOOK 10940 PG 210

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 Joseph Edwin Brown, Personal Representative of the Estate of Joseph J. Brown, 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, on behalf of the Estate of Joseph J. Brown.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of May, 1998.

Tommy C. Estes
Notary Public
My Commission Expires: 07-19-00

STATE OF TENNESSEE	§	**The actual consideration or**
	§	**value, whichever is greater,**
COUNTY OF WILSON	§	**for this transfer is None.**

Joseph Edwin Brown
Joseph Edwin Brown,
Personal Representative

Sworn and subscribed to before me this 20th day of May, 1998.

Tommy C. Estes
Notary Public

My Commission expires: 07-19-00

0440418
IDENTIF. & REFERENCE

98 MAY 20 PM 3:48
DAVIDSON COUNTY, TN

#63574

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