This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

Mail

FROM: **CHARLES B. FOWLER**

TO: **JOHN P. BROWN, III, Trustee**

AND

6108 12/04 0101 03CHECK 14.00

FROM: **JOHN P. BROWN, III, Trustee**

TO: **CHARLES B. FOWLER and REBA REACH, as tenants in common**

ADDRESS NEW OWNER:
CHARLES B. FOWLER and
REBA REACH
111 Laura Avenue
Old Hickory, TN 37138

SEND TAX BILLS :
SAME

MORTGAGEE:
NONE

MAP & PARCEL:
Map: 63-4
Parcel: 36

98 DEC -4 PM 3:40
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
052146

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CHARLES B. FOWLER,** the Grantor, in order to create a tenancy in common for the Grantees hereinafter named, and in order to provide to each Grantee a life estate in and to said real property and the improvements thereon, have bargained and sold and by these presents do quitclaim and convey unto **JOHN P. BROWN, III**, hereinafter the Trustee, his successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Laurel Heights, Section A, as of record in Book 3600, Page 44, Register's Office for said County.

Said Lot No. 10 fronts 85 feet on the north side of Laura Avenue, and extends back between parallel lines, 140.32 feet to a dead line.

Being the same property conveyed to Charles B. Fowler and wife, Helen C. Fowler, by Warranty Deed dated March 14, 1967, from Kirby Clifton and wife, Pauline Clifton, of record in Book 4113, Page 939, Register's Office for Davidson County, Tennessee. The said Charles B. Fowler and Helen C. Fowler having subsequently become divorced, and the said Charles B. Fowler having become the sole owner in fee simple of said real property by virtue of a Deed from Robert L. Jackson, Trustee, of record in Book 6928, Page 72, R.O.D.C.T.

This is improved property located and known as 111 Laura Drive, Old Hickory, Davidson County, Tennessee, 37138.

Said property is conveyed subject to such limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

And now I, the said **JOHN P. BROWN, III**, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim and convey unto **CHARLES B. FOWLER and REBA REACH**, the Grantees, as tenants in common, with each Grantee to be vested with a life estate in and to said real property and the improvements thereon (with the said Charles B. Fowler vested with a seventy percent (70%) ownership interest in the fee simple title, and with the said Reba Reach vested with a thirty percent (30%) ownership interest in the fee simple title), their heirs and assigns, all of my right, title and interest in and to the same property hereinabove described, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of December, 1998.

Charles B Fowler
CHARLES B. FOWLER

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of December, 1998.

John P Brown III
JOHN P. BROWN, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHARLES B. FOWLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 2nd day of December, 1998.

Linda Lowell
NOTARY PUBLIC

My Commission Expires: 5-28-2006

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOHN P. BROWN, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act..

Witness my hand and official seal this the 2nd day of December, 1998.

Julia A. Crabb
NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

John P. Brown, III
AFFIANT

Subscribed and sworn to before me this 2nd day of December, 1998.

Julia A. Crabb
NOTARY PUBLIC

My Commission Expires: 9/28/02