RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11298 PAGE 473

THIS INSTRUMENT WAS PREPARED BY
Mattingly Law Office, P.S.C, 7400 New Lagrange Road, Suite 420, Louisville, KY 40222

ADDRESS NEW OWNERS AS FOLLOWS
Edward Brown and Irene Brown
820 W. Greenwood Ave.
Nashville, TN 37206

SEND TAX BILLS TO
same

MAP-PARCEL NUMBERS
082-04-0 173.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 17th day of August 1998, by and between Ed Brown Builders, Incorporated, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and Edward Brown and Irene Brown, husband and wife, parties of the second part.

WITNESSETH: That for and in consideration of the sum of $10.00 dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and quitclaim and confirm unto the said parties of the second part in fee simple with joint rights of survivorship all interest in the following tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING Lot No. 51 on the Map of Thornby Place, as of record in Book 332, Page 3 of the Register's Office for said County.

SAID Lot No. 51 fronts 50 feet on the south side of Edgar Avenue, now West Greenwood Avenue, and runs back between parallel lines, 145 feet to an alley.

BEING the same property conveyed to Ed Brown Builders, Incorporated, by Deed from D. Ed Brown and wife, Irine A. Brown of record in Book 10888, Page 566, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Said property is conveyed to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer on this 17th day of August 1998.

BY: _____
EDWARD BROWN - President
ED BROWN BUILDERS, INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named EDWARD BROWN, with whom I am personally acquainted, and who acknowledged himself to be the President of Ed Brown Builders

Incorporated, the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS MY HAND and official seal this 17th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration on this transfer is $0.00.

EDWARD BROWN - AFFIANT

IRENE BROWN - AFFIANT

Sworn to and subscribed before me on this 17th day of August 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

AFTER RECORDING PLEASE
RETURN TO:
MATTINGLY LAW OFFICE
7400 NEW LAGRANGE RD.
SUITE 420
LOUISVILLE, KY 40222

MAIL TAX IDENTIF. & REFERENCE

05371117

99 JAN 14 PM 3:14

REGISTER
DAVIDSON COUNTY, TN.

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