BOOK 11345 PG. 854 PICK-UP

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IDENTIF. & REFERENCE

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Carol Brunson Phillips
and Brandon F. Phillips
812 Free Silver Road
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP: 70-03
Parcel 28
13DA 36255

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **BURNECE BRUNSON**, a single individual, GRANTOR, do hereby quitclaim and convey unto my daughter and grandson respectively, **CAROL BRUNSON PHILLIPS** and **BRANDON F. PHILLIPS**, both single individuals, as joints tenants with rights of survivorship, their heirs and assigns, all my rights, title and interest in my property being described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **"RESERVED PARCEL D,"** fronts 164.9 feet on the southeasterly side of Nocturne Drive and extends back 184 feet on the northeasterly line and 225.6 feet on the southwesterly line, which is a broken line, to a dead line in the rear, which is a broken line, on which it measures 231.5 feet.
>
> **BEING** the same property conveyed to Burnece Brunson by deed from Ehrai Acklen of record in Book 4754, Page 93, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 727 West Nocturne Drive, Nashville, Tennessee 37207.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 18th day of February, 1999.

Burnece Brunson
BURNECE BRUNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 18th day of February, 1999, before me personally appeared **BURNECE BRUNSON**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards My Commission Expires: 09/29/01
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Burnece Brunson
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 18th day of February, 1999.

Monica D. Edwards My Commission Expires: 09/29/01
NOTARY PUBLIC