BOOK 11400 PG. 492

51-6

This instrument prepared by:

Gail Smith Bradford, Esq.
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
James H. Brown and Debra Steinberg 1112 Bedfordshire Court Nashville, TN 37221-3622	SAME	Map 93-02-3 Parcel 166

Pursuant to the Order of Probate Without Formal Administration, dated December 22, 1998, in the Estate of Danelle Weinbaum Brown, Docket No. 98P-1902, Seventh Circuit Court of Davidson County, Tennessee, (Probate Division), the Last Will and Testament of Danelle Weinbaum Brown, deceased, was admitted into probate without formal administration for the limited purpose of establishing a muniment of title to the real estate. Now, therefore, James H. Brown, Executor of the Danelle Weinbaum Brown Estate (hereinafter called the Grantor) by these presents does quitclaim and convey a 12.5% undivided interest in equal shares, or a 6.25% undivided interest to James H. Brown and a 6.25% undivided interest to Debra Steinberg (hereinafter called the Grantees), each Grantee to hold same as his or her sole and individual property as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot 41 on the Original Plan of Nashville, not of record, being the southerly part of Lot No. 3 and the northerly part of Lot No. 4 in the Subdivision of the John Waters Property, Plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue North (formerly College Street) 130 ½ feet northerly from the northerly margin of Church Street, being the northeast corner of a part of said Lot No. 41, formerly owned by L. B. Fite; thence with the westerly margin of said Avenue northerly 30 feet and 2 inches, being the southeast corner of the part of said lot formerly owned by Vanleer; thence westerly with the southerly line of said Vanleer lot, 175 feet and 5 ½ inches, more or less, to the easterly margin of Printers Alley; thence southerly with said alley, 30 feet and 2 inches to the northwest corner of said Fite lot; thence easterly with the northerly line of said lot 175 feet and 5 ½ inches, more or less, to the beginning.

Being the same property conveyed to Richard J. Stelzer, et al, by deed of record in Book 9559, Page 941, said Register's Office for Davidson County, State of Tennessee, the said Danelle Weinbaum Brown referenced in said deed of record now being deceased, and James H. Brown, Nashville, Tennessee, having been appointed as Executor under her Last Will and Testament, same having been probated in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division) in the Estate of Danelle Weinbaum Brown, Docket No. 98P-1902.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property located at 209 Printers Alley (also known as 209 Third Avenue, North) Nashville, Tennessee.

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

Witness my hand this the 22nd day of March, 1999.

EXECUTOR OF THE ESTATE OF
DANELLE WEINBAUM BROWN, DECEASED

BY: James H. Brown
James H. Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAMES H. BROWN, AS EXECUTOR OF THE ESTATE OF DANELLE WEINBAUM BROWN, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of March, 1999.

Kimberly Oliver
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-01

KIMBERLY OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

James H. Brown
AFFIANT

Subscribed and sworn to before me, this the 22nd day of March, 1999.

Kimberly Oliver
NOTARY PUBLIC

My Commission Expires: 11-24-01

KIMBERLY OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2001

0565750

INSTR. # REFERENCE

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RECORDING FEE 10.00