51-6

This instrument prepared by:

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

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RECEIVED

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Bernita K. Brown 1112 Bedfordshire Court Nashville, TN 37221	SAME	Map 142-16-A Parcel 48 FB# 9D 79190

KNOW ALL MEN BY THESE PRESENTS, that **JAMES H. BROWN** and wife, **BERNITA K. BROWN** ("Grantors"), for love and affection (and no monetary consideration), the receipt and sufficiency of which are hereby acknowledged, for the purpose of destroying the tenancy by the entirety that now exists between Grantors, do hereby quitclaim and convey all of their right, title and interests unto Bernita K. Brown ("Grantee") to hold such interests as her sole and individual property, in the following described real estate located in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Devon Park, Phase Two, of record in Book 6250, Page 432, Register's Office for said County, reference to the record thereof being hereby made for full particulars.
>
> Being the same property conveyed to James H. Brown and wife, Bernita K. Brown, by deed from Scruggs Home Builders, Inc. of record in Book 7031, Page 920, Register's Office for Davidson County, Tennessee.

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

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

This is improved property known as 1112 Bedfordshire Court, Nashville, Tennessee, 37221.

Witness our hands this the 22nd day of March, 1999.

James H. Brown
JAMES H. BROWN

Bernita K. Brown.
BERNITA K. BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberly Oliver, a Notary Public in and for said county and state, the within named JAMES H. BROWN and BERNITA K. BROWN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission Expires 11-24-01

Kimberly Oliver
NOTARY PUBLIC

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).

Bernita K. Brown.
AFFIANT

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

Commission expires:
11-24-01

Kimberly Oliver
NOTARY PUBLIC

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

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409 (a)(3)(A).

RECORDED 1999 Mar 23 03:55 PM
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