THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Steven Ward Brown 1608 Long Avenue Nashville, TN. 37206	Steven Ward Brown 1608 Long Avenue Nashville, TN. 37206	094-01-0 439.00

mail

For and in Consideration of $1.00 cash in hand, the receipt of which is hereby acknowledged, Virginia Brown, the widow of Ward N. Brown, by these presents do hereby quitclaim and convey unto, Steven Ward Brown, and all his successors and assigns, all of my right, title, and interest in the hereinafter described real property, said parcel and tract of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for said County.
>
> Said Lot fronts 50 feet on the south side of Long Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Ward N. Brown and wife, Virginia Brown, by deed from Paul M. Rives, Trustee, of record in Book 1489, Page 349, said Register's Office.

I hereby reserve a life estate in this real property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Virginia Mai Brown
Affiant

Subscribed and sworn to before me this the 7 day of May, 1999.

Martha C. Child
Notary Public

My Commission Expires:
11-2-2001

05926670
REGISTER'S OFFICE
99 MAY 28 AM 9:45
REGISTER
DAVIDSON COUNTY, TN.
2127 05/28 0101 CASHIER 10.00

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

Witness my hand this the 7 day of May, 1999.

Virginia Mai Brown
Virginia Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Virginia Brown, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7 day of May, 1999.

My Commission Expires:

11-25-2002

Martha C Quitco
Notary Public

quitcD
maxmc99#3