This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3432 Lebanon Road
Hermitage, TN 37076
PH: (615) 883-4998

99 JUN -4 PM 1:26
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION/REFERENCE
U5958822

FROM: THE ESTATE OF JAMES E. BROWN, JR.
JAMES D. BROWN, Administrator

TO: John P. Brown, III, Trustee
AND
FROM: John P. Brown, III, Trustee

TO: JAMES D. BROWN and OLIVIA G. BROWN, as Tenants in Common with Right of Survivorship

ADDRESS NEW OWNER:
James D. Brown & Olivia G. Brown
3809 Clifton Ave.
Nashville, TN 37209

SEND TAX BILLS:
SAME AS NEW OWNER

MORTGAGEE:
Seasons Mortgage Group, Inc.
9325 Midlothian Pike, Suite A
Richmond, VA 23235

MAP & PARCEL:
Map: 80-8
Parcel: 68

QUITCLAIM DEED

5434 06/04 0101 03CHECK 14.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, James D. Brown, Administrator of the Estate of JAMES E. BROWN, JR., deceased, pursuant to Letters of Administration issued by the Probate Division of the Davidson County Seventh Circuit Court (Docket No. 98P-1683), in order to create a tenancy in common with right of survivorship with the Grantees hereinafter named, have bargained and sold and by these presents do quitclaim and convey any and all of the Estate's interest unto John P. Brown, III, hereinafter called the Trustee, his successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 229 on the Plan of Bordeaux Gardens, Section I, as of record in Book 3300, Page 91, said Register's Office, and as revised and corrected by instrument of record in Book 3648, Page 217, and in Book 3671, Page 25, said Register's Office, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James E. Brown, Jr., Unmarried by Warranty Deed from James T. Threat and wife, Irene R. Threat dated April 16, 1986 and of record in Book 6833, Page 175 RODCT, the said James E. Brown, Jr. having died intestate on April 10, 1998, and all of his interest in said real property having passed to the Grantors named above by the laws of intestate succession.

This conveyance is subject to restrictive covenants of record in Book 3465, Page 403, and Book 3505, Page 589, said Register's Office; easements and setback lines as set forth on the above plan of record; and to such other limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

This is improved property located and known as 1496 Dolan Road, Nashville, Tennessee 37218.

And now I, the said **John P. Brown, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto JAMES D. BROWN and OLIVIA G. BROWN as tenants by the entirety with right of survivorship, their heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 3rd day of June, 1999.

JAMES D. BROWN
Administrator for the Estate of
James E. Brown, Jr.

JOHN P. BROWN, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JAMES D. BROWN**, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III**, 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 within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 9/28/02