THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Instr:200004110036269 Page: 1 OF 3
REC'D FOR REC 04/11/2000 9:26:22AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Dave R. Brown 2807 Fortland Drive Nashville, TN 37206	Bank of America P.O. Box 35140 Louisville, KY 40232	Map 83-15 Parcel 41 Field Book 15DA-54860

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between LILA R. BROWN, an unmarried woman, hereinafter referred to as the "GRANTOR", and DAVE R. BROWN, hereinafter referred to as the "GRANTEE";

WITNESSETH:

WHEREAS, by deed dated June 27, 1997 and filed for record in Book 10516, page 331, Register's Office for Davidson County, Tennessee, Joe M. Keef, III, Michael H. Keef and William L. Jeffcoat, the only heirs-at-law of Edith Hale Keef, deceased, conveyed to Dave R. Brown and wife, Lila R. Brown, husband and wife, certain real property in Davidson County, Tennessee located at 2807 Fortland Drive, Nashville, Tennessee 37206, more specifically and particularly described below; and,

WHEREAS, the Grantees in the said Deed, Lila R. Brown, Lila Renee Brown, and Dave R. Brown were divorced by a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee on December 3, 1999 in the case of *Dave R. Brown v. Lila Renee Brown, Docket No. 99D-3045*; and,

WHEREAS, the Final Decree of Divorce provided that ownership and title to the said property should be vested in the Grantee, DAVE R. BROWN, subject to the following terms, conditions and provisions:

> "The husband shall refinance the house and remove the wife's name from the mortgage. He shall either refinance or sell the house within six months. The wife shall be given one-half of the equity in the house and the husband shall be given 6% credit. After the 6% is deducted, then the equity shall be determined."

; and,

WHEREAS, for a valuable consideration received by the Grantor, the receipt of which is hereby acknowledged, the Grantor agrees to remove the provisions for the refinance of the house and/or the sale of the house, as hereinabove provided, and as set forth in the said Final Decree, to the end that ownership and title to the said house and lot will be vested and fixed in DAVE R.

BROWN, without any right, claim or demand on the part of LILA R. BROWN, A/K/A LILA RENEE BROWN.

NOW, THEREFORE, for and in consideration of the premises shown and the valuable considerations, given and received by the Grantor, the receipt of all of which is hereby acknowledged, and other good and valuable considerations, the Grantor, LILA R. BROWN, A/K/A LILA RENEE BROWN, has this day bargained, sold and quitclaimed unto the Grantee, DAVE R. BROWN, his heirs or assigns, all of the Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section II, Fortland Park, as of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 69 fronts 80 feet on the south side of Fortland Drive and runs back between parallel lines, 155 feet to a dead line.
>
> BEING the same property conveyed to Dave R. Brown and Lila R. Brown by deed from Joe M. Keef, III, Michael H. Keef, and William L. Jeffcoat, the only heirs-at-law of Edith Hale Keef, deceased, of record in Book 10516, page 331, Register's Office for Davidson County, Tennessee.
>
> This property is improved property located at 2807 Fortland Drive, Nashville, TN 37206.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

By his signature hereto, the Grantee, DAVE R. BROWN, agrees to assume the balance of the presenting existing mortgage in favor of Bank of America in the approximate amount of $70,000.00, payable in monthly installments in the amount of $652.89, to pay the said mortgage in a timely manner, and to indemnify and hold harmless the Grantor, LILA R. BROWN, A/K/A LILA RENEE BROWN, and/or her heirs, from any cost, expense or judgment relating to any claim, demand or suit concerning the said mortgage, or the payment of same, including the Grantor's reasonable attorney's fees, court costs, deposition expenses, and other litigation expenses.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

LILA R. BROWN, a/k/a LILA RENEE BROWN

"GRANTEE"

DAVE R. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILA R. BROWN, a/k/a LILA RENEE BROWN, 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.

WITNESS my hand and official seal this the 10th day of April, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVE R. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of April, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 10th day of April, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug. 29, 2001