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

Instr:200008040077648 Page: 1 OF 5
REC'D FOR REC 08/04/2000 12:58:20PM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

FROM: **VERNEVA K. DAVIS, KIMILY K. KING, VANESSA K. EDWARDS, MARSHA K. GOOCH, AND MELINDA K. MANNING**

TO: **JOHN P. BROWN, III, Trustee**

AND

FROM: **JOHN P. BROWN, III, Trustee**

TO: **ROBERT MANNING and wife, MELINDA K. MANNING**

ADDRESS NEW OWNER:
ROBERT MANNING and wife,
MELINDA K. MANNING
1300 Monetta Avenue
Nashville, TN 37216

SEND TAX BILLS :
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
72-15 / 34

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **VERNEVA K. DAVIS, KIMILY K. KING, VANESSA K. EDWARDS, MARSHA K. GOOCH, AND MELINDA K. MANNING (the surviving heirs and beneficiaries of Virginia Keeling)**, the Grantors, in order to create a fee simple title in the Grantees hereinafter named, have bargained and sold and by these presents do quitclaim and convey unto **JOHN P. BROWN, III**, hereinafter the Trustee, his successors and assigns, all of our 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. 6 on the Map of Burns Subdivison of Maxey's Addition to Brownsville, as of record in Book 161, Page 98, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to John H. Keeling and wife, Virginia Keeling, by Warranty Deed dated March 14, 1961 from Home Equity Company, a Tennessee Corporation, of record in Book 3185, Page 565, Register's Office for Davidson County, Tennessee. The said John H. Keeling became deceased on May 6, 1987 with said real property having passed by operation of law to Virginia Keeling, she having subsequently become deceased on September 4, 1997.

This property is located and known as 2609 Pennington Avenue, Nashville, Davidson County, Tennessee, 37219.

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

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 **ROBERT MANNING and wife, MELINDA K. MANNING**, the Grantees, their heirs and assigns, all of my right, title and interest in and to the same property hereinabove described, 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 26th day of June, 2000.

Verneva K. Davis
VERNENA K. DAVIS

Kimily K. King
KIMILY K. KING

Vanessa Edwards
VANESSA K. EDWARDS

Marsha K. Gooch
MARSHA K. GOOCH

Melinda K. Manning
MELINDA K. MANNING

John P. Brown, III
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 VERNEVA K. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 26th day of June, 2000.

Billy R Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named KIMILY K. KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 26 day of June, 2000.

Billy R Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named VANESSA K. EDWARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 26 day of June, 2000.

Billy R Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARSHA K. GOOCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 26th day of June, 2000.

Billy R Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MELINDA K. MANNING with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 26th day of June, 2000.

Billy R Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

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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, Trustee, 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, with full right, power and authority so to act.

Witness my hand and official seal this the 26th day of June, 2000.

Billy R. Bailey
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

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 27th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001