This Instrument Prepared By and Return to:
Title Enterprises, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 05/01/02 11:10 3pgs
Fees:17.00 Taxes:0.00
20020501-0053453

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) on this 1st day of March, 2001 cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Stephanie C. Brown** to hereby bargain, sell, release, remise, quitclaim and convey unto, **Stephanie C. Brown and Estella Clemmons** all my rights, title and interest in and to the following described real estate, to-wit:

Exhibit "A"

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 25th day of April, 2002.

Stephanie C. Brown
Stephanie C. Brown

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25th day of April, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephanie C. Brown** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

M Lynn Bodden
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

April G Nichols
Affiant

Subscribed and sworn to before me this 25th day of April, 2002.

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires:

Map 83-14-191.00

New Owners:
Stephanie C. Brown
Estella Clemmons
1617 Lillian Street
Nashville, TN 37206

Send Tax Bills
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

File #2-020203

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 316 on the Plan of Edgefield Land Company's Section Subdivision, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie C. Brown from Joseph E. Warner and mother, Imogene M. Warner, a widow, by Warranty Deed dated July 7, 2000 and recorded August 1, 2000 in Instrument No. 200008010075699, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 57, page 152, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).