Davidson County DEEDQC
Recvd: 06/11/02 15:11 2pgs
Fees:17.00 Taxes:0.00

20020611-0071154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Martha L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2002.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2003

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTHA L. BROWN, ET AL	**SAME**	**Map 91-6**
(NAME) **5508 Pennsylvania Ave.**	(NAME)	**Parcel 203**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARTHA L. BROWN, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, 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. 1413 and the easterly 23.8 feet of Lot No. 1415, Block 41, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, described according to survey by Hickerson-Miller Engineers, dated January 24, 1955, as follows:

Said Lot No. 1413 and the easterly part of Lot No. 1415 front together 48.8 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Martha L. Brown by Quitclaim Deed from Joel W. Brown as of record in Book 4488, Page 416, Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Jimmy A. Duncan, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right, title and interest in the same property herein above described and set forth in Exhibit "A" unto **MARTHA L. BROWN FOR HER LIFETIME AND UPON HER DEATH TO STEVE A. BROWN, GARY W. BROWN AND JEFFREY W. BROWN AS TENANTS IN COMMON.**

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **5508 Pennsylvania Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of **JUNE, 2002.**

Martha L Brown
MARTHA L. BROWN

Jimmy A. Duncan
JIMMY A. DUNCAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 11th day of **JUNE, 2002.**

My Commission Expires: **OCTOBER 25, 2003.**

Jimmy A. Duncan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jimmy A. Duncan, Trustee,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of **JUNE, 2002.**

My Commission Expires: **OCTOBER 25, 2003.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public