Davidson County DEEDQC
Recvd: 11/11/03 13:34 4pgs
Fees:27.00 Taxes:0.00
20031111-0165045

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:
Carol Brooks, et al.
12152 Old Hickory Blvd.
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 109, Parcel 170.02

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), we, **Carol Brooks and husband, Michael Brooks** ("Grantors"), by these presents hereby quitclaim and convey unto **Mark Manner, Trustee,** and his successors and assigns, the following described tract or parcel of land, to wit:

See Attached Exhibit A

This is improved property commonly known as 12152 Old Hickory Blvd., Hermitage, Tennessee 37076.

And now I, **Mark Manner, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby bargain, sell, quitclaim and convey unto **Carol Ann Brooks, Michael John Brooks, Russell Wolfe III, and Kim Kathy Brooks** ("Grantees") and their respective heirs and assigns, an undivided one-fourth (1/4) interest each, as tenants in common, in and to the same property hereinabove described and set forth, to which reference is here made for a more complete description. It is the intent of this instrument that the said Carol Ann Brooks and Michael John Brooks, Grantees herein, and Russell Wolfe III and Kim Kathy Brooks, Grantees herein, shall own and hold title to their interest in said property as tenants in common notwithstanding that each pair of said Grantees are husband and wife.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the ____ day of November, 2003.

Carol Brooks
CAROL BROOKS

Michael Brooks
MICHAEL BROOKS

MARK MANNER, TRUSTEE

321090-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TINA NEWMAN, a Notary Public of said county, **Carol Brooks**, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 10TH day of November, 2003.

Tina Newman
NOTARY PUBLIC

MyCommission Expires: TINA M. NEWMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TINA NEWMAN, a Notary Public of said county, **Michael Brooks**, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 10TH day of November, 2003.

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Personally appeared before me, TINA NEWMAN, a Notary Public of said county, **Mark Manner, Trustee**, the within named bargainor, with whom I am personally acquainted, (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $-0-.

C Brooks
Grantee or Grantee's Agent

Subscribed and sworn to before me this 10TH day of November, 2003.

Tina Newman
NOTARY PUBLIC

MyCommissionExpires: TINA M. NEWMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

EXHIBIT A

A tract of land being the southerly part of the "Heirs of Frederick A. McIntire, Sr. et ux" Property situated in the 12th Councilmanic District of Davidson County, Tennessee, as recorded in Deed Book 11704, Page 13, and described according to an unrecorded survey by John D. McCormick, RLS #674, dated March 7, 2000, as follows:

> Beginning at an existing iron rod in the westerly margin of Old Hickory Blvd., said point being the southeast corner of the said McIntire Heirs Property and being the southeast corner of the property herein described; thence along the southerly line of the said McIntire Heirs Property N 82 deg. 43' 52" W a distance of 854.96 feet to a Corp. of Engineers Monument; thence N 83 deg. 15' 58" W a distance of 316.57 feet to a Corp. of Engineers Monument; thence N 66 deg. 32' 55" W a distance of 198.50 feet to a Corp. of Engineers Marker; thence N 57 deg. 57' 55" W a distance of 286.80 feet to a Corp. of Engineers Marker; thence S 84 deg. 45' 38" E a distance of 548.78 feet to a point; thence N 86 deg. 31' 35" E a distance of 668.07 feet to a point; thence S 56 deg. 15' 24" E a distance of 250.02 feet to a point; thence N 87 deg. 55' 33" E a distance of 150.0 feet to a point in the westerly margin of Old Hickory Blvd.; thence along the westerly margin of Old Hickory Blvd. S 4 deg. 03' 36" E a distance of 233.92 feet to the point of beginning.

Being the same property conveyed to Carol Brooks and husband, Michael Brooks, by deed from Frederick A. McIntire, Jr, Martha Nell Fitzpatrick and Homer M. McIntire, of record as Instrument No. 20020403-0040343, Register's Office for Davidson County, Tennessee.