Davidson County DEEDQC
Recvd: 01/13/04 11:35 2pgs
Fees:12.00 Taxes:0.00
20040113-0005257

QUIT CLAIM DEED

Send Tax Bills To: James R. Brown
New Owner: 6191 Eaton's Creek Rd.
Joelton, Tennessee 37080-8885

THIS INSTRUMENT PREPARED BY:

Tim L. Bowden
Attorney at Law
1000 Jackson Rd., Ste. 225B
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY GRANTEE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or, value, whichever is greater for this transfer is $00

Nancy J. Brown
Affiant

SUBSCRIBED and sworn to
Before me this 12th day of
December, 2003

Notary Public

My Commission Expires:

12/12/06

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND DOLLARS ($35,000.00), cash in hand paid, representing my equity in the property, I, Nancy J. Brown, hereby quitclaim to James R. Brown, my interest in the following land, to-wit:

Being in the 14th Civil District of Davidson County, Tennessee, and being taken from the property of WT Johns as recorded in Book 2539, Page 299 and being described as follows:

Beginning at an iron pin 25 feet west of the center line of Old Eastons Creek Road, previously WT Johns southeast property corner; thence with the right of way of said Old Eastons Creek Road N 3 deg West 350 feet to an iron pin 25 feet west of the center line of said Old Eastons Creek Road; thence N 87 deg West 450 feet to an iron pin; thence S 3 deg at 350 feet to an iron pin in WT Johnson old south boundary line, also Ellis Jakes north boundary line; thence with old said

boundary line S 87 deg East 450 feet to the beginning and containing 3.6 acres, as surveyed by John T. White, Tennessee Reg No 511, on November 11, 1973.

Being the same property conveyed to James R. Brown, Sr., and wife, Nancy J. Brown by deed from W.T. Johns and wife, Lillian Johns of record in Book 4923, page 280, Register's office for Davidson County, Tennessee.

IN WITNESS HEREOF, I have hereunto set my hand on this the 12th day of December, 2003.

Nancy J Brown
Grantor

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Clara Jones, a Notary Public in and for said County and State, the within named Nancy J. Brown, as Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 12th day of December, 2003.

Clara Jones
Notary Public

My Commission Expires: 12/12/06