Davidson County DEEDQC
Recvd: 01/14/04 08:52 3pgs
Fees:17.00 Taxes:0.00

20040114-0005593

This Instrument Prepared By:
Angus Gillis, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Brenda Joyce Stewart	Same	Map 30
2461 Fairbrook Drive		Parcel 237
Nashville, TN 37214		

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is zero (0). No taxes are due on the recordation of this instrument. This quitclaim deed is executed by an executor to implement a testamentary devise.

Brenda Joyce Stewart
Affiant

SWORN TO AND SUBSCRIBED before me this 2nd day of JANUARY, 2004.

Will T. Brown
Notary Public

Commission Expires: 9/25/04

This instrument made and entered into on this the 2nd day of JANUARY, 2004 by and between Marvin Brown, in his capacity as Executor of the Estate of William M. Stewart a/k/a William M. Stewart, Jr., Grantor and Brenda Joyce Stewart, Grantee.

WITNESSETH:

In order to fulfill a testamentary devise contained in the Last Will and Testament of William M. Stewart, Jr. who is one and the same person as William M. Stewart, I, Marvin Brown, in my capacity as the Executor of the estate of William M. Stewart, Jr. do hereby quit claim unto, Brenda Joyce Stewart all of my right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

LAND in the first councilmanic district of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, license #823, dated May 28, 1996 as follows:

BEGINNING at a point in the center line of a 50 foot joint use ingress, egress and utility easement, said point of beginning being found by going to the southwest corner of the Yarbro property of record in Book 10068, page 464, RODC (said point also being the northwest corner of a cemetery) and continuing north 5° 46'14" west 34.55 feet to the center line of the aforesaid easement; then along the center line of the aforesaid easement north 5° 46' 14" west 162.5 feet to a point; and then, north 9° 42' 42" east 204.19 feet to the point of beginning of this tract; thence, north 31° 53' 6" east 657.36 feet to a point in the southerly line of Calvin Hobbs property of record in Book 573, page 997, RODC; thence, along Hobbs' southerly boundary for the next three calls: north 37° 29' 32" west 138.5 feet; thence, north 32° 54' 20" east 237.07 feet; thence, north 28° 28' 19" west 157.64 feet to a point; thence, south 20° 38' 13" west 837.80 feet to a point in the center line of the aforesaid easement; thence, along said easement south 46° 50' 0" east 323.96 feet to the point of beginning. Containing 6.41 acres more or less.

BEING the same property conveyed to William M. Stewart by deed from Gary L. Adams and wife, Mary E. Adams, of record in Book 10129, page 252, RODC.

The Grantor also conveys to the Grantee all of his right, title and interest to a 50 foot joint use ingress/egress and utility easement described as follows:

LAND lying 25 feet on either side of a center line described as follows:

BEGINNING at a point in the northerly margin of Whites Creek Pike, said point being south 63° 48' 10" east 30.77 feet from the southeast corner of the Lemm property of record in Book 9473, page 975 RODC; thence north 29° 34' 14" east 181.25 feet to a point; thence, north 5° 46' 14" west 162.5 feet; thence, north 9° 42' 42" east 204.19 feet; thence, north 46° 50' 0" 323.96 feet.

This is unimproved property, located on Whites Creek Pike, Nashville, Tennessee.

William M. Stewart a/k/a William M. Stewart, Jr. died on April 27, 2002 leaving a Last Will and Testament dated July 1, 1999. This Will was admitted to probate in the Seventh

Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 02P950. This conveyance is made without any representations or warranties as to title. This conveyance is made to fulfill a testamentary devise made in the Last Will and Testament of William M. Stewart, Jr.

While no warranty of title is made, this conveyance is subject to the restrictions attached as Exhibit A to the Warranty Deed of record in Book 10129, page 252, Register's Office for Davidson County, Tennessee.

In testimony whereof, the Grantor has affixed his signature on the day and date first above written.

Marvin W. Brown

Marvin Brown, Executor of the Estate of William M. Stewart a/k/a William M. Stewart, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William T. Brown, a Notary Public, Marvin Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of William M. Stewart, Jr. and is authorized to execute this instrument on behalf of the Estate of William M. Stewart, Jr.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 2nd day January, 2004

William T. Brown

Notary Public

Commission Expires: 9/25/04

