184
File Box 64

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Keith Brown
7352 Cavalier Road
Nashville, TN 37221

Send Tax Bills To:
SAME

Davidson County DEEDQC
Recvd: 01/20/04 11:14 1pgs
Fees:12.00 Taxes:0.00
20040120-0007378

Map & Parcel Nos.:
142-2-50

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Melissa Russell and Keith Brown, being the Heirs-at-law of Juanita H. Brown** ("Grantor") does hereby quitclaim and convey unto **Keith Brown** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 66 on the plan of Cross Timbers, Section II, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juanita H. Brown, unmarried, by deed from James H. Akin and wife, Wendla W. Akin, on January 19, 2000, of record in Instrument 20000121-0007243, Register's Office for Davidson County, Tennessee. The said Juanita H. Brown having since died leaving Melissa Russell and Keith Brown as the sole heirs-at-law.

This is improved property known as **7352 Cavalier Road, Nashville, TN 37221**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of January, **2004**.

Melissa Russell

Melissa Russell

Keith Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Hal E. Wilson III, a Notary Public in and for said state and county, **Melissa Russell and Keith Brown**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, **2004**.

NOTARY PUBLIC My Commission Expires:

HAL E. WILSON III Notary Public At Large DAVIDSON COUNTY, TN
My Commission Expires 9-22-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$-0-**.

AFFIANT

Subscribed and sworn to before me this 9th day of January, **2004**.

NOTARY PUBLIC My Commission Expires:

HAL E. WILSON III Notary Public At Large DAVIDSON COUNTY, TN
My Commission Expires 9-22-07