Davidson County DEEDQC
Recvd: 09/16/04 13:17 3pgs
Fees:17.00 Taxes:0.00
20040916-0111762

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 230
Brentwood, TN 37027
6040395
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Michael A. Brown,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Daryl D. Dean** all my rights, title and interest in and to the following described real estate, to-wit:

SEE LEGAL EXHIBIT "A" ATTACHED

A parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Section No. 1 Willow Creek, of record in Book 5200, Page 63, Register's Office for said County.

Said Lot No. 56 fronts 70.00 feet on the eastern margin of Brookway Drive and extends back between parallel lines 120.0 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed of record in Book 9X, 2004, recorded February 9, 2004, in Instrument No. 20040209-0011093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing zoning regulations, building lines, easements and rights of way of public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 23 day of August, 2004.

Michael A. Brown
Michael A. Brown

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of August, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. Brown** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23 day of August, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

Tax/Map ID & Parcel
50-02
64.00

New Owners:
Daryl D. Dean
2026 / 2028 Cooper Lane
Nashville, TN 37216

Send Tax Bills to :
SAME

Exhibit A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for said County.

Said Lot No. 56 fronts 70.00 feet on the easterly margin of Brookway Drive and extends back between parallel lines 120.0 feet to a dead line.

Being the same property conveyed to Michael A. Brown from Federal National Mortgage Association aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States by Special Warranty Deed dated August 6, 2004, recorded August 16, 2004, in Instrument No. 20040816-0098680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.