Davidson County DEEDQC
Recvd: 12/09/04 14:18 5pgs
Fees:27.00 Taxes:0.00
20041209-0146941

This Instrument Prepared By:
Marshall & Associates, P.L.L.C.
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: The Estate of Vallie Dimple Brown

TO: Robert L. Brown, David E. Brown & Mary B. Goldsberry

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
David E. Brown 2601 Lakeshore Drive Old Hickory, TN 37138	same	053-08-0-04800

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Robert L. Brown
Robert L. Brown, Affiant

Subscribed and sworn to before me this 6th day of December, 2004.

Michelle A. Mills
Michelle A. Mills, Notary Public

My Commission Expires: 7-19-08

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Robert L. Brown, David E. Brown, Mary B. Goldsberry **GRANTEES**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert L. Brown, David E. Brown, Mary B. Goldsberry, the Beneficiaries of the Estate of Vallie Dimple Brown, and Mary B. Goldsberry, the Executrix of the Estate of Vallie Dimple Brown, hereinafter referred to **GRANTORS**, have bargained and sold, and by these presents do quitclaim, transfer and convey all interest, right and ownership unto **GRANTEES** with full power to convey, to their successor and assigns, certain real property, together with all improvements constructed thereon, an undivided interest in the property as tenants in common, the following parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as: 2601 Lakeshore Drive, Old Hickory, TN 37138.

Further, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert L. Brown, and Mary B. Goldsberry, now acting as Grantors, do convey and to David E. Brown, Grantee, for and during his natural life, or until he relinquishes it, a Life Estate in real property situated in the County of Davidson, the State of Tennessee, described and identified in **Exhibit A**, herein.

IN WITNESS WHEREOF, **GRANTORS** have executed this Quit Claim Deed this 6th day of December, 2004.

Robert L. Brown

Robert L. Brown, Beneficiary of the
Estate of Vallie Dimple Brown

David E. Brown

David E. Brown, Beneficiary of the
Estate of Vallie Dimple Brown

Mary B. Goldsberry

Mary B. Goldsberry, Beneficiary of the
Estate of Vallie Dimple Brown

Mary B Goldsberry

Mary B. Goldsberry, Executrix of the
Estate of Vallie Dimple Brown

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert L. Brown, Beneficiary of the Estate of Estate of Vallie Dimple Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as the bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 6th day of December, 2004.

MICHELLE A. MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Michelle A. Mills

Michelle A. Mills, Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David E. Brown, Beneficiary of the Estate of Estate of Vallie Dimple Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as the bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 7th day of December, 2004.

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Michelle A. Mills
Michelle A. Mills, Notary Public

My Commission Expires: 7-19-08

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary B. Goldsberry, Beneficiary of the Estate of Estate of Vallie Dimple Brown, and as Executrix of the Estate of Estate of Vallie Dimple Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that she, as such executed the foregoing instrument for the purposes therein contained by signing her individual name as the bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 7th day of December, 2004.

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Michelle A. Mills
Michelle A. Mills, Notary Public

My Commission Expires JULY 19, 2008

My Commission Expires: 7-19-08

EXHIBIT A

BEING part of the same property as was conveyed to the grantors herein by deed from The Life and Casualty Insurance Company. which is of record in the Register's Office for Davidson County, Tennessee, in book 903 page 300, and more particularly being a plot 97 feet by 140 feet along the westerly line of the alley in the center of the block on the north side of Pitts Avenue, and between 26th and 28th Sts. and further being parts of lots no. 3, 4, 5, in block 21 on map of the Dabbs and E. Elliotts property at Old Hickory, of record in map book 547 page 127, Registers office, and more particularly described as follows, Beginning at a point in the northerly side of Pitts Ave. distant westerly from the westerly line of 28th St. 154 feet, which point is the westerly corner of the alley and running thence northerly and along the westerly line of the alley above referred to, a distance of 140 feet across the rear of lots 3, 4, 5, block 21 on above map, thence westerly thru lot 3, and parallel to the side lines of lot 3, and toward 26th St, a distance of 97 feet to a point, thence, southerly and parallel to the first course a distance of 140 feet to the northerly line of Pitts Ave, thence easterly and along the north line of Pitts Ave., 97 feet to the corner of the alley, the point or place of beginning.

BEING the same property conveyed to W. O. Brown and wife, Vallie Dimple Brown by deed from T. C. Corley and wife, Sarah Jane Corley of record in Book 1490, page 143, Register's Office for Davidson County, Tennessee.

W. O. Brown having since died on March 30, 1983. Vallie Dimple Brown having since died on October 4, 2003, leaving a Will, and Mary B. Goldsberry, being ordered to be the Executrix as of record in Case Number 04P-1439 by the Davidson County Probate Court.

This conveyance is subject to a one one/half inch water tap, any and all existing easements, restrictions and building setback lines and restrictions of record.

This deed creates a life estate for David E. Brown.

This deed was prepared based upon information provided by the parties and without the aid of a title search.