This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1040313

Davidson County DEEDQC
Recvd: 12/28/04 16:05 2pgs
Fees:12.00 Taxes:0.00
20041228-0153331

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, James M. Brewer, and wife Andrea C. Brewer, do hereby bargain, sell, release, remise, quitclaim and convey unto **Michael M. Brewer, an unmarried man,** all my rights, title and interest in and to the following described real estate, to-wit:

Exhibit "A"

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

Land in Davidson County, Tennessee, being Unit No. 3223, together with the appurtenant interest in the common elements of Magnolia Court Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to Master Deed.

Being the same property conveyed to James M. Brewer and wife, Andrea C. Brewer from Michael M. Brewer, unmarried by Quitclaim Deed recorded September 04, 2002 in Instrument No. 20020904-0107161, Register's Office for Davidson County.

Being the same property conveyed to Michael Brewer from James M. Brewer and wife, Andrea C. Brewer by Deed dated _____, and recorded _____, in Instrument No. _____, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7295, page 869; and all matters of record in Master Deed in Book 7295, page 869, Register's Office for Davidson County.

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

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 9th day of December, 2004.

James M. Brewer
James M. Brewer

Andrea C. Brewer
Andrea C. Brewer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of December, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Brewer, and wife Andrea C. Brewer** 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

9/18/07
My Commission Expires

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

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

Angela Vinson
Affiant

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

Steven P. Baldwin
Notary Public

My Commission Expires:9/18/07

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Tax/Map ID & Parcel
104-02-0-L-105.00 CO

New Owners:
Michael M. Brewer

Send Tax Bills to :
Michael M. Brewer
3223 West End Circle
Nashville, TN. 37203