Davidson County DEEDQC
Recvd: 02/22/05 11:41 2 pg
Fees:12.00 Taxes:0.00

20050222-0019102

After Recording Return To:
TransContinental Title Company
4033 Tampa Road, Suite 101
Oldsmar, FL 34677
Deal No.: 10-286972

This Instrument Prepared By:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

QUIT CLAIM DEED

New Owner/ Property Being Conveyed

ED BROWN
3529 Magnum Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

Map & Parcel:
086-10-0 038.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, on this 10 day of FEBRUARY, 2005, I, ED BROWN BUILDERS, INCORPORATED, a duly organized corporation, as Grantor, and ED BROWN, a married man, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 21 ON THE PLAN OF CHAPELWOOD, SECTION 2, AS OF RECORD IN PLAT BOOK 5200, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ED BROWN BUILDERS, INCORPORATED BY DEED FROM KATHERINE J. FOX RECORDED 03/02/2001 IN DOCUMENT 20010302-0019968, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3529 Magnum Drive, Hermitage, TN 37076

Witness my hand this the 10 day of February, 2005.

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ED BROWN BUILDERS, INCORPORATED

By _____
ED BROWN

Its: President

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned authority, personally appeared ED BROWN, who is the President of ED BROWN BUILDERS, INCORPORATED appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Driver's License as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

Russell H. Evans
NOTARY PUBLIC
My Commission Expires

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $_____.

_____
Affiant's Name

Subscribed and sworn to before me this the 10th day of February, 2005.

Russell H Evans
Notary My Commission expires: My Commission Expires NOV. 22, 2008

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.