This Instrument Prepared by:
Jefre S. Goldtrap
Attorney at Law
176 Second Avenue
P.O. Box 190599
Nashville, TN 37219-0599

Davidson County DEEDQC
Recvd: 04/08/05 12:33 4 pg
Fees:22.00 Taxes:0.00
20050408-0038896

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel
Mr. Thomas Brown, Jr.; Mr. David Brown, Ms. Karen Brown and Ms. Cindy Brown Dinning. 3459 Binkley Road Joelton, TN 37080	same	021040 00700

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), the receipt of which is acknowledged, and any other considerations hereinafter mentioned, Mr. THOMAS EUGENE BROWN, SR. ,Grantor, has this day bargained and sold and does hereby transfer and convey to CINDY LOU BROWN DINNING, KAREN JEAN BROWN, THOMAS EUGENE BROWN, II, and DAVID MARSHALL BROWN, as Grantees, their successors, heirs and assigns, all his rights, title and interest in and to certain property described as follows, to-witt:
* See Exhibit "A"

A Tract of Land in the 2nd civil district, formerly the 14th civil district of Metropolitan Nashville, Davidson County, Tennessee, lying south of Lot 7, Section 1, Feltswood Subdivision, of record in book 3700, Page 13 R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a concrete monument at the southeast corner of said Lot 7, said concrete monument also being a common corner with Lot 8 of said subdivision; thence,

1) S. 8 degrees, 46 feet, 16 inches West, a distance of 209.80 feet to an iron pin on the north margin of a proposed 50 foot road; thence,

2) With the north margin of a proposed road, North 70 degrees, 14 feet, 21 inches, a distance of 162.32 feet to an iron pin; thence,

3) Continuing with the north margin of said proposed road, with a curve to the left having a radius of 832.46 feet and a central angle of 4 degrees, 48 feet 47 inches (and a chord bearing and distance of north 72 degrees 38 feet 40 inches West, 69.91 feet) a distance of 69.93 feet to an iron pin; thence,

4) North 14 degrees 56 feet 52 inches East, a distance of 221.87 feet to an iron pin at the common rear corner of Lot 6 and Lot 7, Section 1, Feltswood Subdivision; thence,

5) South 69 degrees 57 feet 21 inches East, a distance of 7.09 feet to a broken concrete monument; thence,

6)South 66 degrees 49 feet 27 inches East, a distance of 204.06 feet with a south line of Lot 7, to the point of beginning and containing 46,920.7 square feet or 1.077 acres according to a survey by Theodore E. Martin, Jr., dated 1-19-82

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

The preparer of this deed makes no representations as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey by strictly by documents provided by the parties involved.

WITNESS my hand this the 14th day of March, 2005,

Thomas E Brown Sr
THOMAS EUGENE BROWN, SR (Grantor)

Cindy Lou Brown Dinning
CINDY LOU BROWN DINNING (Grantee)

KAREN JEAN BROWN (Grantee)

THOMAS EUGENE BROWN, II (Grantee)

DAVID MARSHALL BROWN (Grantee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public, in and for said County and State, Thomas Brown Sr, Cindy Lou Brown Dinning, Karen Jean Brown, Thomas Eugene Brown II, and David Marshall Brown, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 14th day of March, 2005.

NOTARY PUBLIC

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

My Commission Expires MAY 28, 2006

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EXHIBIT "A"

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Being the same property conveyed to Thomas E. Brown and wife, Patricia Brown (deceased, date of death November 23, 1990) by McDowell Development Corporation as recorded in Book 5857, Page 62 of the Registrar's Officeof Davidson County. Being a portion of the property conveyed to McDowell Development Corporation by warranty deed from H.C. Felts and wife, Emma T. Felts, of record in Book 4576, page 851 R.O.D.C., Tennessee