Davidson County DEEDQC
Recvd: 04/13/05 09:12 2 pgs
Fees:12.00 Taxes:0.00
20050413-0040853

After Recording Return To:
TransContinental Title Company
4033 Tampa Road, Suite 101
Oldsmar, FL 34677
Deal #: 10-293144

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
315 33rd Avenue North
Nashville, TN 37209

Send Tax Bills To:
New Owner

Mail Tax Statement To:
Ed Brown
315 33rd Avenue North
Nashville, TN 37209

Map & Parcel:
092-13-0-183.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, on this 24th day of March, 2005, I, ED BROWN BUILDERS, INC., as Grantor, and ED BROWN, a ~~single~~ 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LO NO. 82 ON THE MAP OF HORTENSE PLACE, AS OF RECORD IN BOOK 161, PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 82 FRONTS 57-1/2 FEET ON THE WESTERLY SIDE OF 33RD AVENUE NORTH, FORMERLY BARON AVENUE, AND RUNS BACK WITH THE NORTHERLY MARGIN OF ELKINS, FORMERLY 2ND AVENUE, 140 FEET, MORE OR LESS, TO AN ALLEY AND SHOWS 69 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ED BROWN BUILDERS, INC. BY DEED FROM FIRST AMERICAN TRUST COMPANY, N.A., TRUST UNDER AGREEMENT WITH J.C. DAVIS, JR. RECORDED 12/12/1997 IN DEED BOOK 10718 PAGE 802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 315 33rd Avenue North, Nashville, TN 37209

ED BROWN BUILDERS, INC.

By Ed Brown
ED BROWN

Its Owner

STATE OF

COUNTY OF Davidson

BEFORE ME, the undersigned authority, personally appeared ED BROWN, who is the Owner of ED BROWN BUILDERS, INC. 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 TDL# 35381989 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.

ALBERTA B. HINDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXPIRES 01-26-2006

Alberta B Hinds
Notary Public
My Commission Expires: Jan 26, 2006

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $ 0

Ed Brown
Affiant's Name

Subscribed and sworn to before me this the 24th day of March, 2005

ALBERTA B. HINDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXPIRES 01-26-2006

2005.

Alberta B. Hinds
Notary Public
My Commission expires: Jan 26, 2006

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.