STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me on this 14th day of April, 2005.

Notary Public

My Commission Expires Sept. 22, 2007

RACHEL VAN TREESE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDQC
Recvd: 04/15/05 09:02 2 pgs
Fees:12.00 Taxes:0.00
20050415-0041965

This Instrument Was Prepared By:
Jeanan Mills Stuart
545 Mainstream Drive, Suite 320
Nashville, Tennessee 37228
(615) 256-2029

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ms. Sandra K. Warfield 126 Donelsonwood Drive Nashville, Tennessee 37214	Ms. Sandra K. Warfield 126 Donelsonwood Drive Nashville, Tennessee 37214	Map 096-06-0-001.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 14 day of April, 2005, by and between Robert L. Brown, hereinafter called the Grantor, and Sandra K. Warfield, hereinafter called the Grantee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual covenants, terms, and for the express purpose of conveying the subject real property from Robert L. Brown, to his sister, Sandra K. Warfield, occasioned by the death of our mother, so that she may have title to the subject real property free and clear of any claim in and to the subject real property, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Robert L. Brown, do hereby convey and quitclaim unto Sandra K. Warfield, her heirs and assigns, all the right, title, and interest of Robert L. Brown in and to a certain tract or parcel of real property, heretofore owned by Ethel M. Brown and Sandra K. Warfield, and being more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 11 on the Plan of Donelsonwood Subdivision, as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Donelsonwood Drive, the same being the common corner of lots 10 and 11; thence southwardly with the westerly margin of Donelsonwood Drive, 120.1 feet to a concrete marker; thence to the right around an arc having a radius of 20 feet, 37.48 feet to a concrete marker in the northerly margin of Fitzgerald Drive; thence with the northerly margin of Fitzgerald Drive, westwardly 81 feet to a concrete marker; thence northwardly 115.1 feet to a point, the same being a common corner of lots 10 ad 11; thence with the dividing line between lots 10 an (sic) 11 eastwardly 105 feet to the point of beginning. Less and except all oil, gas, mineral and other subsurface right in and to the above described property.

This conveyance subject to a Dedication of Easements for sanitary sewer, storm drainage, water main and appurtenances to Metropolitan (sic) of Nashville and Davidson County, Tennessee of record in Book 6186, page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. and Ethel M. Brown by Deed from United Companies Lending Corp. dated 8/20/92 and recorded in Book 8712, page 581, Register's Office for Davidson County, Tennessee. The said Robert L. Brown now being deceased.

Based on information provided by the parties. No Title exam was requested or performed.

Being the same property conveyed to Ethel M. Brown and Sandra K. Warfield, by deed from Ethel M. Brown, dated November 2, 2001, and of record in ~~Book~~ Instrument 20011107-0122122.

WITNESS my hand this 14 day of April, 2005.

ROBERT L. BROWN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of April, 2005.

Notary Public

RACHEL L. VAN EATEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-22-2007

My Commission Expires SEPT. 22, 2007