Davidson County DEEDQC
Recvd: 07/08/05 15:46 2 pgs
Fees:12.00 Taxes:0.00
20050708-0079526

Send Tax Statements To:
Jerry M. Brown & Frances C. Brown
1807 Jones Boulevard
Murfreesboro, TN 37129

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Jerry M. Brown & Frances C. Brown
372 Willard Drive
Nashville, TN 37211

From Information Furnished By
The Parties

Map 148-01-0-108.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN COSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **MARY EVELYN BAGGETT, FRANCES CARLEEN BROWN AND SARA ANNE MCCORMAC, HEIRS OF THE MARY AILEEN LADD BROWN COX ESTATE** have this day bargained and sold and do hereby convey and quitclaim unto **JERRY M. BROWN AND WIFE, FRANCES CARLEEN BROWN**, their heirs and assigns, forever, all of their rights, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 168 on the Plan of Haywood Acres, Section III, as of record in Book 2900, page 81, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Willard Drive, at the corner of Lots 168 and 169; thence with the line between said lots, northeasterly 229 feet to a point; thence northwesterly 248.2 feet to the southeasterly margin of Wallace Road; thence with the margin of the same, southwesterly 190.1 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the margin of Willard Drive; thence with the margin of the same southeasterly 190.08 feet to the point of beginning.

Being the same property last conveyed to James H. Cox and wife, Mary L. Cox, by deed from Robert Lee, Trustee, (in order to create a tenancy by the entirety), of record in Book 4738, page 313, executed August 13, 1973, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James H. Cox by deed from Edward L. Cathey and wife, Nancy H. Cathey of record in Book 4709, page 933, executed May 1, 1973, said Register's Office. The said James H. Cox died intestate (predeceasing his wife, Mary L. Cox), on May 4, 1988, and leaving the said Mary L. Cox surviving tenant by the entirety. The said Mary L. Cox (a.k.a Mary Aileen Ladd Brown Cox) died intestate on October 20, 2002, leaving her daughters Mary Evelyn Baggett, Sara Anne McCormac and Frances Carleen Brown as her only surviving heirs-at-law.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1ST day of July, 2005.

Mary Evelyn Baggett
MARY EVELYN BAGGETT

Frances Carleen Brown
FRANCES CARLEEN BROWN

Sara Anne McCormac
SARA ANNE McCORMAC

STATE OF TENNESSEE)
)
COUNTY OF RUTHEFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARY EVELYN BAGGETT, FRANCES CARLEEN BROWN AND SARA ANNE McCORMAC,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 1st day of July, 2005.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 4-22-07

Heather L Baxter

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Jerry M. Brown

AFFIANT

SWORN to and subscribed before me,
this the 1st day of July, 2005.

Heather L Baxter

NOTARY PUBLIC
My Commission Expires: _____

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 4-22-07