Prepared By:
JAMES L. BROWN
237 RIVERSIDE DRIVE
NASHVILLE, TN. - 37206
New Owner:
JAMES L. & PATRICIA A. BROWN
237 RIVERSIDE DRIVE
NASHVILLE, TN. - 37206
Send tax bills:
SAME

Davidson County DEEDQC
Recvd: 11/29/05 09:21 3 pgs
Fees:17.00 Taxes:0.00
20051129-0143274

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 11/28/05

Reference Number of Any Related Documents: _____

Grantor:
Name: JAMES L. BROWN & PATRICIA ASHLEY
Street Address: 237 RIVERSIDE DRIVE
City/State/Zip: NASHVILLE, TN - 37206

Grantee:
Name: JAMES L. & PATRICIA A. BROWN
Street Address: 237 RIVERSIDE DRIVE
City/State/Zip: NASHVILLE, TN - 37206

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): LOT 31 SECTION 1 FORTLAND PARK

Assessor's Property Tax Parcel/Account Number(s): 083150090000

THIS QUITCLAIM DEED, executed this 28TH day of NOVEMBER, 20 05, by first party, Grantor, JAMES L. BROWN & PATRICIA ASHLEY, whose mailing address is 237 RIVERSIDE DRIVE NASHVILLE, TN - 37206, to second party, Grantee, JAMES L. & PATRICIA A. BROWN, whose mailing address is 237 RIVERSIDE DRIVE NASHVILLE, TN - 37206.

WITNESSETH that the said first party, for good consideration and for the sum of ZERO Dollars ($ — 0 —) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE to wit: LOT 31 SECTION FORTLAND PARK 237 RIVERSIDE DRIVE NASHVILLE, TN - 37206

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor James L. Brown Patricia A Ashley

Print Name of Grantor JAMES L. BROWN PATRICIA A ASHLEY

Patricia A Ashley & Patricia A Brown / in one in the same

State of Tennessee)
County of Sumner)

On November 28, 2005, before me, James M. Taylor, appeared James L. Brown and Patricia A. Ashley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

JAMES M. TAYLOR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Affiant ✓ Known _____ Produced ID

Type of ID _____

(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
James L. Brown
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF NOV 20 05
Vicki S Johnson
Deputy Register

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6027

BOOK 6027 PAGE 426

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,357.04

James L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim L. Brown (NAME)	Same (NAME)	15DA 39326 ST
237 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-15
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Par 90

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RAYMOND G. TAYLOR and wife, JOYCE E. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. BROWN and PATRICIA A. ASHLEY, Joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Fortland Park, Section 1, Addition 1, of record in Book 2854, page 68, Register's Office for said County.

SAID Lot No. 31 fronts 80 feet on the easterly margin of Riverside Drive and extends back 188.95 feet on the northerly line and 120.0 feet on the southerly line to a line in the rear, measuring 105.6 feet thereon.

BEING the same property conveyed to Raymond G. Taylor and wife, Joyce E. Taylor by deed from Ara Dell Crecelius, now Drive, and husband, Henry D. Driver, of record in Book 5649, page 969, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a first mortgage deed of trust to Ara Dell Crecelius Driver of record in Book 5649, page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2963, page 618, amended in Book 3431, page 100, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved { x } unimproved property, known as 237 Riverside Drive, Nashville, Tennessee
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23 day of March, 19 83

Raymond G. Taylor

Joyce E. Taylor

03/28 155.74- CHECK

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