Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20060209-0016024

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 6th day of February 2006, at Old Hickory, Davidson County, Tennessee, by Grantor, Beatrice Brown, to Grantee, The Beatrice R. Brown Trust, Co-Trustees being: Beatrice R. Brown and Shirley B. Robinson,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to itself, and to it's assigns and successors forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

> **Being** parts of Lots Nos 1 to 10 inclusive of Block 19, with an alley lying between said lots Nos. 1 to 5 and lots Nos. 6 to 10, and parts of lots Nos. 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision No. 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, September 29, 1956.
>
> Said parts of lots Nos. 1 to 10 inclusive and said alley are described together as follows:
>
> > Beginning on the northeasterly margin of Pitts Avenue at the southeast corner of the property conveyed to Wesley S. Combs and wife, by deed from Eunice A. Jenkins and wife, of record in Book 1636, page 477, said Register's Office; thence with Combs' southeasterly line northeastwardly 252 feet to an iron pin in the southwesterly margin of an undeveloped 30-foot street; thence with same southeastwardly 70 feet to the northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams' northwesterly line southwestwardly 248 feet, more of less, to the northeasterly margin of said Pitts Avenue; thence with same northwestwardly 70 feet to the beginning.
>
> Said parts of lots Nos. 2 and 3 are described together as follows:
>
> > Beginning at an iron pin on the northeasterly margin of an undeveloped 30-foot

street at the southeast corner of the property conveyed to Wesley S. Combs and wife, by deed from Eunice A. Jenkins and wife, of record in Book 2636, page 477, said Register's Office; thence with said Combs' southeasterly line northeastwardly 118.5 feet, more or less, to the northwest corner of that part of lot No. 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Register's Office; thence with said United States of America's southwesterly line southeastwardly 70 feet to the northwest corner of the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams' northwesterly line southwestwardly 118.5 feet, more or less, to the northeasterly margin of said 30-foot undeveloped street; thence with same northwestwardly 70 foot to the beginning.

Being the same property conveyed to Beatrice Brown of record in Book 9380, page 249, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3003 Lakeshore Drive, Old Hickory, Tennessee.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Beatrice Brown

Beatrice Brown

State of Tennessee)

County of Davidson)

Before me, Dawn E. Wright, of the state and county aforesaid, personally appeared Beatrice Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Old Hickory, Tennessee, this 6th day of February 2006.

Dawn E. Wright

Dawn E. Wright, Notary Public

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: May 24, 2008.

Name and Address of Property Owner:	Person or Responsible For Payment of Property Taxes:	Map & Parcel Number
The Beatrice Brown Trust Beatrice R. Brown & Shirley B. Robinson Co-Trustees P.O. Box 508 Old Hickory, TN 37138	The Beatrice Brown Trust Beatrice R. Brown & Shirley B. Robinson Co-Trustees P.O. Box 508 Old Hickory, TN 37138	Map No.: 53-8 Parcel No.:144

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Beatrice R. Brown
Beatrice R. Brown, Affiant

Sworn to and subscribed before me this 6th day of February 2006..

Dawn E. Wri
Dawn E. Wright, Notary Public

DAWN E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: May 24, 2008.