THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02893

Davidson County DEEDQC
Recvd: 03/16/06 10:46 2 pgs
Fees:12.00 Taxes:0.00
20060316-0030409

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Anita Brown Wells, General Power of Attorney for Vadie R. Brown,** hereinafter referred to as Grantors, do hereby bargain, sell, remise, release, quit claim and convey unto **John N. Brown,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 42 on the Map of Ashton's Subdivision of a part of the L.M. Lewis Farm, of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.
Said Lot fronts 116 feet on the west side of Manchester Avenue and runs back between lines 200 feet on the north line and 214 feet on the south line, to a dead line on which it measures 39.4 feet.

F.W. Brown having since deceased.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Mattie Dies, widow, dated October 2, 1947, and recorded October 2, 1947, in the Register's Office for Davidson County, Tennessee, in Book 1534, at Page 472

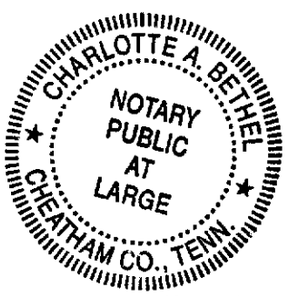
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

WITNESS Grantors' hands this 1st day of March , 2006.

Vadie Lee Brown by Anita Brown Wells AIF {Seal}
Vadie Lee Brown By: Anita Brown Wells as
Attorney in Fact

State of TENNESSEE
County of DAVIDSON

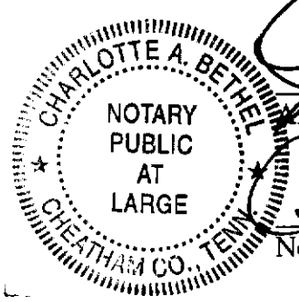
On this the 1st day of March 2006, , before me, the undersigned officer, personally appeared **Anita Brown Wells as Attorney in Fact for Vadie R. Brown**, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



Charlette A. Bethel
Notary Public

My Commission expires: 4-16-08

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



Affiant

Charlette A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
John N. Brown
634 Knollwood Dr.,
LaVergne, TN 37086

Person Or Entity Responsible For Payment Of Taxes:
John N. Brown

Tax Parcel ID#: 069-16-0-155.00