Davidson County DEEDQC
Recvd: 03/28/06 11:08 2 pgs
Fees:12.00 Taxes:0.00
20060328-0035116

This Instrument Prepared By:
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I/WE **John N. Brown Unmarried** hereby bargain, release, remise, quitclaim and convey unto **Vickie Ligon and husband Edward Ligon** all my right, title and interest in and to the following described real estate, to-wit:

Property located at 1805 Manchester Avenue, Nashville, TN 37218 County of Davidson

Being Lot No. 42 on the Cap of Ashton's Subdivision of a part of the L.M. Lewis Farm, of record in Book 421, page 19, Register's Office for said County. 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.

Being the same property conveyed to John N. Brown by deed from Anita Brown Wells, General Power of Attorney for Vadie R. Brown dated 3/1/06 filed of record in Instrument No. 20060316-0030409, said Register's Office.

Subject to all notes, stipulations, restrictions, easements, conditions, and regulations as set out on recorded plat.

27th IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of March, 2006

X John N. Brown
John N. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, John N. Brown to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27th day of March 2006.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

My Commission Expires: 28 of July, 2007

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed before me this 27th day of March, 2006.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

My Commission Expires:
28 of July 2007

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Vickie Ligon and Edward Ligon
152 Nevisbreak Dr
Hendersonville, TN
37075

Tax ID
069-16-0-155.00