THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

Davidson County DEEDQC
Recvd: 07/11/06 14:37 3 pgs
Fees:17.00 Taxes:0.00
20060711-0083327

QUITCLAIM DEED

FROM: **JOSEPH CARROLL BROOME**

TO: **DOUGLAS WILSON BROOME**

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Douglas Wilson Broome
Affiant

Subscribed and sworn to before me this 10th day of July, 2006.

Denise White
Notary Public

Commission Expiration Date

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
DOUGLAS WILSON BROOME **939 OAK VALLEY LANE** **NASHVILLE, TN 37220**	**SAME**	**132-13-40**

KNOW ALL MEN BY THESE PRESENTS that **Joseph Carroll Broome**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Douglas Wilson Broome**, his successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND DERIVATION CLAUSE

This is improved property known as 939 Oak Valley Lane; Nashville, TN 37220.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including but not necessarily limited to the Plan of Oak Hill Valley Subdivision of record in Book 1835, Page 1546 and an easement for sanitary sewers and storm drainage of record in Book 6416, Page 921, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 7TH day of July, 2006.

WITNESSED BY:

Christopher J. Potter
PRINTED NAME: Christopher J. Potter

Brenda Miller
PRINTED NAME: BRENDA Miller

Joseph Carroll Broome
JOSEPH CARROLL BROOME

STATE OF GEORGIA §
COUNTY OF FULTON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Joseph Carroll Broome, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2006.

Cathleen O'Connor
Notary Public

Nov 27, 2009
Commission Expiration Date

Cathleen O'Connor
Printed Name of Notary

CATHLEEN O'CONNOR NOTARY PUBLIC FULTON COUNTY, GEORGIA My Comm. Expires Nov. 27, 2009

EXHIBIT "A"

LEGAL DESCRIPTION
AND
DERIVATION CLAUSE

BEING Lot No. 4 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 125 feet on the southerly side of Oak Valley Lane and extends back 292.64 feet on the westerly line and 235 feet on the easterly line to a dead line, measuring 249.23 feet thereon;

BEING the same property conveyed to Joseph W. Broome and wife, Georgamae E. Broome by deed from H. C. Johnson, Jr. and wife, Virginia L. Johnson of record in Book 3226, Page 115 Register's Office for Davidson County, Tennessee, the said Joseph W. Broome having predeceased his wife, Georgamae E. Broome who died on April 15, 1990, leaving a Last Will and Testament that was admitted to probate in the Probate Court of Davidson County, Tennessee and recorded in Will Book 172, Page 539, in the Probate Court Clerk's office for said County, the estate having been administered under Docket No. 96135 said Probate Court Clerk's office. Under Item II of the aforesaid Will, Mrs. Broome devised and bequeathed all of her property real and personal equally to her two sons, Joseph Carroll Broome and Douglas Wilson Broome, the Grantee and Grantor named herein. The Broome brothers agreed on their own that Joseph Carroll Broome would retain all of his mother's personalty and that Douglas Wilson Broome would take title to the realty, namely, the property hereinabove described. In an effort to establish title to the aforesaid property solely in his name, Douglas Wilson Broome, executed and recorded an Affidavit of Inheritance of Real Estate in Book 9127, Page 274 said Register's office. The Affidavit contained the inadvertent error that Douglas Wilson Broome received all of his Mother's interest in the aforesaid property pursuant to his Mother's Will. This quitclaim deed is being recorded for the purpose of establishing a record of the fact that Joseph Carroll Broome has conveyed all of his right, title and interest in the above described property to his brother, Douglas Wilson Broome, the Grantee named herein.