Davidson County DEEDQC
Recvd: 08/01/06 16:22 2 pgs
Fees:12.00 Taxes:0.00
20060801-0093639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 23rd day of May, 2006.

Notary Public

My commission expires: 8-4-06

This instrument was prepared by:

Smith, Hirsch & Blackshear, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel
Sadye Brandon 2600 Brittany Drive Nashville, Tennessee 37206	SAME	083-12-176.00

QUITCLAIM DEED

WHEREAS, Grady Brandon, Jr. ("Grantor") and Sadye Brandon ("Grantee") were married as HUSBAND AND WIFE AND OWNED A CERTAIN TRACT OF LAND IN Davidson County, Tennessee described below:

> A tract of land in the 15th Civil District and being a part of the Cooper Land located South of Eastland Acres, Section V, and more particularly described according to a survey by Norman Jenkins, Surveyor, dated October 3, 1961, as follows:
>
> Beginning at an iron pin on the Easterly margin of Brittany Drive at a point 90 feet southerly of a concrete monument in the subdivision boundary of Eastland Acres; thence with the margin of Brittany Drive in a southerly direction 90 feet to an iron pin which is ten feet more or less from an existing fence, said point being a common corner to Cooper Land; thence S. 67° 50' E. 280.0 feet to a point; thence N. 28° 15' E. 90 feet to a point; thence N. 67° 50' W. 277.5 feet more or less to the beginning.

Being the same property conveyed to Grady Brandon, Jr., and wife, Sadye Brandon by deed from JoAnne H. Blackwell, a single person of record in Book 7102, Page 798, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Divorce Decree dated October 31, 2005, entered by the Court in SADYE BRANDON V. GRADY BRANDON, Circuit Court for the State of Tennessee Twenith, Judicial District, Davidson County, Case No. 02-2062, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has pass; and

WHEREAS, said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described hereinbelow.

NOW THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, GRADY BRANDON, JR., Grantor, does hereby convey, remise, release and forever quitclaim unto SADYE BRANDON, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee to wit:

> A tract of land in the 15th Civil District and being a part of the Cooper Land located South of Eastland Acres, Section V, and more particularly described according to a survey by Norman Jenkins, Surveyor, dated October 3, 1961, as follows:
>
> Beginning at an iron pin on the Easterly margin of Brittany Drive at a point 90 feet southerly of a concrete monument in the subdivision boundary of Eastland Acres; thence with the margin of Brittany Drive in a southerly direction 90 feet to an iron pin which is ten feet more or less from an existing fence, said point being a common corner to Cooper Land; thence S. 67° 50' E. 280.0 feet to a point; thence N. 28° 15' E. 90 feet to a point; thence N. 67° 50' W. 277.5 feet more or less to the beginning.

Being the same property conveyed to Grady Brandon, Jr., and wife, Sadye Brandon by deed from JoAnne H. Blackwell, a single person of record in Book 7102, Page 798, Register's Office for Davidson County, Tennessee.

This is improved property located at 2600 Brittany Drive, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this MAY 23 day of ~~April~~ MAY, 2006.

Grady Brandon

GRADY BRANDON, JR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Grady Brandon, Jr.**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 23rd day of ~~April,~~ 2006.

NOTARY PUBLIC

My Commission Expires: 8-4-06