Davidson County DEEDQC
Recvd: 11/20/06 08:42 2 pgs
Fees:12.00 Taxes:0.00
20061120-0143426

THIS INSTRUMENT PREPARED BY ERNEST D. BENNETT III, P. O. BOX 198169, NASHVILLE, TENNESSEE 37219-8169

QUITCLAIM DEED

WHEREAS, grantor and grantees are sister and brothers, the only children of Joan C. Brown, deceased, and Robert W. Brown, who predeceased Joan C. Brown, and

WHEREAS, Joan C. Brown left a holographic Will which among other things, bequeathed the real estate described hereinafter in equal shares to grantees, and

WHEREAS, grantor understands that, by intestate succession, she might be entitled to a one-third (1/3) share of the real estate as tenant in common, but due to the Will and for the purpose of simplifying the administration of her deceased mother's affairs she wishes to divest herself of any and all claim she might otherwise have in and to the real estate by quitclaiming same to the grantees leaving them as one-half (1/2) owners thereof as tenants in common,

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand, this date paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JOAN DIANE BROWN MCKINNIES,** have this day bargained and sold, and do hereby transfer and convey unto **ROBERT W. BROWN, JR. and LANNY C. BROWN,** their heirs and assigns, in equal shares, to hold as tenants in common, all of my right, title and interest in and to certain real estate located in Davidson County, Tennessee, described as follows:

> Being Lot No. 35 on the Plan of Una Manor, Section 1, as of record in Book 2854, page 83, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the westerly margin of Franklin Limestone Road, at the corner of Lots No. 34 and 35; thence with the line between said lots, westerly 207 feet to a point; thence southerly 145 feet to a point in the northerly margin of an unnamed street; thence with the margin of the same, easterly 182 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Franklin Limestone Road; thence with the margin of the same, northerly 120 feet to the point of beginning.
>
> Being the same property conveyed to James E. Shannon and wife, Mary M. Shannon, by deed from Una Manor Homes, Inc., of record in Book 3184, page 225, said Register's Office.

Being the same property conveyed to Joan C Brown & Robert W Brown in deed book 3400 page 97

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, his heirs and assigns forever.

Witness my hand this 8th day of July, 1994.

Joan Diane Brown McKinnies

Joan Diane Brown McKinnies

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Diane Brown McKinnies, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the within instrument, and upon oath acknowledged that she did so freely and voluntary, for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 8 day of July, 1994.

TIFFANY H. STAFFORD NOTARY PUBLIC AT LARGE DAVIDSON

Tiffany H Stafford
NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES NOVEMBER 22, 1997 NASHVILLE, TN 37203

Send Tax Bills To:

Robert W. Brown, Jr. and
Lanny C. Brown

New Owner:
1513 Elm Run Ct.
Nashville, Tenn
37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ _____
Robert W Brown Jr.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF July 20 06
Deputy Register

Map/Par
135 130 002.00