QUITCLAIM DEED

Box 28-B

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

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 21 day of December 2006

NOTARY PUBLIC
My Commission Expires: SEPT 19 2008

SHELLEY COCHRAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19 2008

Davidson County DEEDQC
Recvd: 02/02/07 09:18 2 pgs
Fees:12.00 Taxes:0.00
20070202-0013742

This space for Register of Deeds

This instrument was prepared by: JOHNNY ELLIS, ATTY. Johnny Ellis, Attorney, 3418 Old Hickory Blvd, Old Hickory, TN 37138, (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Anna Brown Alexander and spouse, Owen Alexander and Leanne A. Savage, J.T.R.O.S. 918 Swinging Bridge Road Old Hickory, Tennessee 37138	New Owner	44 - 01- 0 / 4.00 44 - 01- 0 / 5.00 44 - 01- 0 / 6.00 44 - 01- 0 / 7.00

FOR LOVE AND AFFECTION, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by ANNA BROWN ALEXANDER and Spouse, OWEN ALEXANDER, and LEANNE A. SAVAGE, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ANNA B. ALEXANDER**, a married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

ANNA BROWN ALEXANDER, and spouse, **OWEN ALEXANDER,** and their daughter, **LEANNE A. SAVAGE**, the GRANTEES herein, to hold as *Joint Tenants with rights of Survivorship*, NOT as tenants in common, their heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Tract No. 1

BEING Lots Nos. 17 and 18 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; said Lots being more particularly described as follows:

Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickerson Street and running thence the following courses and distances: South 43 deg. 49' West along the westerly margin of Hickerson Street 173 feet to an iron pin located at the northeast corner of the Lot No. 19; thence in a northwesterly direction along the common line between Lots 18 and 19 for a distance 303.4 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lots 9 and 10 for a distance of 197.3 feet to an iron pin located in the southerly margin of Hadley Bend Road; thence South 46 deg. 37' East along the southerly margin of Hadley Bend Road 284.4 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.5 feet to a concrete monument, and the point of beginning. Lots Nos. 17 and 18 are subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lots.

Tract No. 2

BEING Lot No. 19 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record, said lot being more specifically described as follows:

Starting with an iron pin located on a common line between Lots Nos. 18 and 19 in the westerly margin of Hickerson Street and running thence the following courses and distances; South 43 deg. 49' west along the westerly margin of Hickerson Street 95 feet to an iron pin located at the northeast corner of Lot No. 20; thence, in a northwesterly direction along the common line between Lots No. 19 and

20 a distance of 300.2 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lot No. 19 a distance of 95.5 feet to an iron pin located on the common line between Lots Nos. 18 and 19; thence in a southeasterly direction along the common line between Lots Nos. 18 and 19 a distance of 303.4 feet to an iron pin and the point of beginning.

Lot No. 19 is subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lot.

Tract No. 3:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded map of the Subdivison of Scenic View, described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northwesterly 297 feet to a point; thence northeasterly 100.5 feet to a corner of Lot No. 19; thence with the line between Lots Nos. 19 and 20, southeasterly 300.2 feet to the northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

This property is conveyed subject to (1) restrictions contained in deed from Nashville Industrial Corporation of Randall Phillips and wife, dated December 9, 1959, filed for record January 4, 1960, in Book 2999, page 80, Register's Office for Davidson County, Tennessee; and (2) the unrecorded plan shows an owner's certificate, a 30-foot set-back line from Hickerson Street and a 10-foot easement for public utilities along the westerly rear line of the lot.

BEING ALL the same property conveyed to ALICE LEE BROWN for life, remainder to FRANCES B. DENSON, and ANNA B. ALEXANDER, as tenants in common, each owing a one-half (½) undivided interest by Quitclaim Deed dated December 5, 1988, and of record in Book 7724, page 757, Register's Office for Davidson County, Tennessee. The said Alice Lee Brown having since died Sept. 11, 1994. The said Frances B. (Bennie) Denson having died Testate, in Davidson County, ~~on September 7,~~ 1999, her one half (½) interest having been devised and conveyed to Bobby Darrell Denson by Deed of record as Instrument #20000330-0031845, Said Register's Office.

The above description is the same as in the previous deed of record.

I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land, have a good right to convey it. The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property.

This is improved property known: 507 Swinging Bridge Rd. & 102, 104, 108 Hickerson St. Old Hickory, TN.

Witness our hands this 18 day of Dec, 2006.

Anna Brown Alexander
ANNA BROWN ALEXANDER

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ANNA BROWN ALEXANDER the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 18 day of Dec, 2006

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.