QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/29/07 10:04 3 pgs
Fees:17.00 Taxes:0.00

20070629-0077720

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Russell Willis, Atty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF June, 2007

Notary Public Krist Desha' Elder

MY COMMISSION EXPIRES: 3/28/08

(AFFIX SEAL)

KRIST DESHA' ELDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Russell Willis, Willis & Knight, PLC, 215 Second Ave North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Brooks	OWNER	Map 114, Parcels 162, 163, 164
PO Box 2146		
Rowlett, TX 75030		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY GRANTEE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF A FINAL DECREE OF DIVORCE ENTERED IN THE DISTRICT COURT, 256th JUDICIAL DISTRICT FOR DALLAS COUNTY, TEXAS, DOCKET #05-08242, ON JUNE 15, 2006, I, **PHILLIP W. BROOKS** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER, CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM UNTO **BEVERLY A. BROOKS** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, MY ENTIRE RIGHT, TITLE, INTEREST AND OWNERSHIP IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1.

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 of the subdivision of the John D. Brown Property, described according to a Map made by Watkins & Murray, Surveyors, in October, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northwest corner of part of Lot 8 conveyed to Louis H. Gardner and wife, by deed of record in Book 1906, page 253, Register's Office for said County, thence with Gardner's north line, North 88 deg. 28' east 249 feet to his northeast corner; thence with his easterly line, south 7 deg. 10' east 100.7 feet to the south line of Lot 8; thence with the south line of Lot 8, south 88 deg. 20' east 1123.2 feet to the southeast corner of Lot 8; thence along the easterly or rear line of Lots 7 and 8, north 17 deg. 30' west, 382.4 feet to the common corner of Lots 6 and 7; thence with the line between said lots, north 85 deg. 17' west 1296.7 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same, south 7 deg. 54' east 138 feet to the beginning.

Tract 2:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the John D. Brown Property, not of record, described according to a survey made by Watkins and Murray, Surveyors, October ____, 1947, as follows:

Beginning in the center of Old Hickory Boulevard, at a point 25 feet south of the corner of Lots Nos. 7 and 8; thence with the center of said Boulevard, south 7 deg. 54' east 88 feet; thence south 88 deg. 20' east 250 feet; thence northwardly 100.7 feet; thence westwardly 249 feet to the beginning.

INCLUDED in the description of Tracts 1 and 2, but specifically EXCLUDED therefrom, is that portion of the property conveyed to the State of Tennessee by deed of record in Book 3098, page 319, said Register's Office, to which reference is here made for a more complete description.

Tract 3:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, dated April 7, 1964, as follows:

Beginning at a concrete right-of-way monument at the northeast intersection of Old Hickory Boulevard and interstate Highway No. I-40, as located and established, by deed of record in Book 303, page 445, Register's Office for said County; thence along the easterly margin of Old Hickory Boulevard, North 11 deg. West 302.7 feet to an iron stake near a 16 inch hackberry tree in the south line of the property of R. R. Smith; thence along Smith's south line, South 85 deg. 58' 20" East 495.21 feet to a concrete right-of-way monument in the northerly margin of Interstate Highway No. I-40; thence with the margin of the same, South 58 deg. 59' West 509.08 feet to the point of beginning, containing 1.662 acres, more or less.

Being the same property in which a one-half (½) undivided interest was conveyed to Richard A. Lavinski, Trustee by Deed of Record in Book 7105, page 378, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Phillip W. Brooks by Deed of record in Book 7354, page 147, Register's Office for Davidson County, Tennessee.

This is unimproved property located at the N.E. corner of I-40 West and Old Hickory Blvd., Nashville, Tennessee.

Said property is conveyed subject to such limitations, encumbrances and restrictions as may appear of record.

WITNESS my hand this 15th day of May, 2007.

GRANTOR:

Phillip W. Brooks

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, a Notary Public, in and for said County and State, the within named Ada Chinappi, the bargainor, Phillip W. Brooks, 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 at office, this 15th day of May, 2007

Ada Chinappi
Notary Public

Commission expires:

AIDA M. CHINAPPI
MY COMMISSION EXPIRES
March 15, 2008