Davidson County DEEDQC
Recvd: 07/19/07 09:28 3 pgs
Fees:17.00 Taxes:0.00
20070719-0085814

Official Notarized Legal Document

Quit Claim Deed

REMARKED BY: NEW OWNER AND SEND TAX BILLS

Daryl Dean

2102 S. Douglas St.

South Bend, IN 46613

Michael A. Brown

3520 Brookway Drive

Nashville, TN 37207

Thursday, July 11, 2007

Subject: Quit-Claim Deed and Assignment to Michael A. Brown

THIS QUITCLAIM DEED, Executed this 11th day of July, 2007, by first party **Daryl Dean** whose post office address is 2102 S. Douglas St. South Bend, IN to second party, **Michael A. Brown** whose post office address is 3520 Brookway Drive, Nashville, TN.

WITNESSETH, That the said first party, for the sum of US $1.00 paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release & quitclaim unto the said second party, all title, interest & claim which the said first party has in both the following described parcels of land & properties located at:

2026-2028 Cooper Lane in the city of Nashville, TN and, SEE EXHIBIT A

3520-3522 Brookway Drive in the city of Nashville, TN SEE EXHIBIT B

Thereto in the city of Nashville State of Tennessee, to wit: IN WITNESS WHEREOF, The said first party has signed & sealed these presents the day and year noted above.

Signed, sealed and delivered in presence of:

Witness

First Party

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Michael A. Brown
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 20 07
Deputy Register

WITNESS my hand and official notary seal.

GAOLY YANG
Notary Public
Minnesota
My Commission Expires January 31, 2010

Signature

BEING THE SAME PROPERTY CONVEYED TO DARYL DEAN FROM MICHAEL A. BROWN BY DEEDS OF RECORD IN INSTRUMENT NO. 20050208-0014492 AND NO. 20040916-0111762

TAI

EXHIBIT A

Davidson County DEEDOC
Recvd: 02/08/05 09:12 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20050208-0014492

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 230
Brentwood, TN 37027
6040366
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

TAX/MAP ID & PARCEL
50-02
64.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Michael A. Brown,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Daryl D. Dean** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 5 on the plat of Dalewood Subdivision, Section 5, as of record in Book 4175, Page 84, Register's Office for Davidson County, to which reference is hereby made for a more complete description of said lot.

The subject property is improved property commonly known as 2026 & 2028 Cooper Lane, Nashville, Tennessee.

Being the same property conveyed to Michael A. Brown from Ronald L. Lawler by Warranty Deed dated July 22, 2004 and recorded August 02, 2004, in Instrument No. 20040802-0092185, Register's Office for Davidson County.

Being the same property conveyed to Ronald L. Lawler, an unmarried man by Deed from Douglas L. Gregory and wife, Susan L. Gregory dated 10/30/97, recorded 11/05/97, in Book 10672, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 27th day of July, 2004.

Michael A. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of July, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. Brown** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

Exhibit ~~A~~ B

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for said County.

Said Lot No. 56 fronts 70.00 feet on the easterly margin of Brookway Drive and extends back between parallel lines 120.0 feet to a dead line.

Being the same property conveyed to Michael A. Brown from Federal National Mortgage Association aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States by Special Warranty Deed dated August 6, 2004, recorded August 16, 2004, in Instrument No. 20040816-0098680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TAX/MAP ID & PARCEL

72-08

257.00