Davidson County DEEDQC
Recvd: 11/26/07 11:03 3 pgs
Fees:17.00 Taxes:0.00
20071126-0136946

Prepared by:
Lehman Escrow, LLC.
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

QUITCLAIM DEED

THIS INSTRUMENT WAS PRPEARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Clara Faye Talbert Brown	New Owner	Map 141
8442 McCrory Lane		Parcel 123
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, The Estate of Philip L. Brown, Jr., Clara Faye Talbert Brown, Administratrix by these presents does hereby quitclaim and convey unto Clara Faye Talbert Brown a life estate, and remainder to Philip L. Brown, III and Susie Brown Adkerson their successors and assigns, all it's rights title and interest in and to the following described tract of land:

Tract Nine
Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 38 minutes, 51 seconds West 4304.38 feet from a P.K. nail at the centerline point of the intersection of Russell Road with McCrory Lane, and continuing thence with the road on a curve to the left having a radius of 889.38 feet, a delta angle of 13 degrees, 17 minutes, 34 seconds, a length of 206.34 feet, a tangent of 103.64 feet, a chord bearing and distance of North 47 degrees, 07 minutes, 48 seconds West 205.88 feet to an iron rod set, thence leaving the road North 37 degrees, 18 minutes, 09 seconds East 223.85 feet to an iron rod set, thence on a curve to the left having a radius of 690.14 feet, a delta angle of 19 degrees, 34 minutes, 8 seconds, a length of 235.71 feet, a tangent of 119.01 feet, and a chord bearing and distance of North 27 degrees, 31 minutes, 05 seconds East 234.57 feet to an iron rod set, thence North 17 degrees, 45 minutes, 39 seconds East 112.72 feet to an iron rod set, thence North 54 degrees, 28 minutes, 09 seconds, East 861.58 feet to an iron rod set, thence South 18 degrees, 31 minutes, 33 seconds East 125.10 feet to an 8 inch diameter cedar tree, thence South 24 degrees, 48 minutes, 19 seconds East 90.37 feet to an iron rod set, thence South 48 degrees 53 minutes, 03 seconds East 117.20 feet to a wooden fence corner post, thence South 62 degrees, 48 minutes, 01 seconds East 96.80 feet to an iron rod set, thence South 41 degrees, 27 minutes, 13 seconds East 99.65 feet to an iron rod set, thence South 79 degrees, 32 minutes, 06 seconds, West 511.33 feet to an iron rod set, thence South 82 degrees, 33 minutes, 03 seconds West 280.26 feet to an iron rod set, thence South 32 degrees, 30 minutes, 37 seconds West 188.47 feet to an iron rod set, thence South 30 degrees, 29 minutes, 53 seconds West 521.27 feet to the point of beginning, containing 8.046 acres more or less, and being designated as Tract Nine on a survey by Michael G. Abernathy, drawing no. 1402015N.

This conveyance subject to:

Easement for electrical service line as shown on survey;

Portions of this property may be subject to possible flooding in the future.

25-foot utility easement to Harpeth Utiltities.
All as mentioned on deed of record in Book 10764, Page 481, said Register's Office.

Being the same property conveyed to Philip L. Brown, Jr. by deed from Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the will of Sallie H. Brown, deceased of record in Book 10764, Page 481, Register's Office for Davidson County, TN.

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

Witness my/our hand(s) this 23 day of November, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clara Faye Talbert Brown

Clara Faye Talbert Brown

Philip L. Brown, III

Clara Faye Talbert Brown as Administratrix of The Estate of Philip L. Brown, Jr.

Susie Brown Adkerson

STATE OF Tennessee
COUNTY OF Davidson

C.F.T.B.

The actual consideration or value whichever is greater, for this transfer is ~~$ 245,000.00~~-.

Clara Faye Talbert Brown

Affiant

Sworn to and subscribed to before me, this the 23 of November, 2007

Notary

Commission Expires: JAN 26, 2008

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, , Clara Faye Talbert Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument acting as the Administratrix, with the authority to transfer and convey by herself as said Administratrix

Witness my hand and seal at office this 23 day of November, 2007

My Commission Expires: JAN 26, 2008

Notary Public

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Clara Faye Talbert Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2007.

My Commission Expires: JAN 26, 2008

Notary Public

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Philip L. Brown, III and Susie Brown Adkerson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument as ~~his/her~~ their free act and deed for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2007.

My Commission Expires: JAN 26, 2009

Notary Public

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Philip L. Brown, III
Susie Brown Adkerson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF Jan. 20 08

Abby Hite
Deputy Register