Davidson County DEEDQC
Recvd: 11/26/07 11:07 2 pgs
Fees:12.00 Taxes:0.00

20071126-0136949

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0-0 Clara Faye Talbert Brown
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF NOV. 20 07
Deputy Register

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

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT THE BENEFIT OF A TITLE SEARCH

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Susie Brown Adkerson	New Owner	Map 141
8500 McCrory Lane		Parcel 29
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 Susie Brown Adkerson her successors and assigns, all it's rights title and interest in and to the following described tract of land:

TRACT NO. 1

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Big Harpeth River, described according to a survey made by S. H. Hutchison, December 14, 1955, as follows,

Beginning at a stake in fence and Tinsley's West line, same being the Northeast corner of Roger N. Hutton's 41 acre tract; thence with Tinsley's West line North 3 deg. East 114 poles to point in Big Harpeth River, a corner of Roger N. Hutton's 70 acre tract No. 6 farming land, thence down said river with its meanders and W. D. Hutton's 38 acre tract which was a portion of the 70 acre tract No. 7 "farming land" as follows: South 25 deg. West 19.5 poles; South 51 deg. West 13 poles; South 70 deg. West 16 poles; North 89 deg. West 26 poles; North 80 deg. West 18 poles; North 55 deg. West 8 poles; North 29 deg. West 10 poles; North 10 deg. West 19.5 poles; to a point in river and Sallie H. Brown's East line of home tract; thence with her East line South 5 deg. West, striking the East line of a 2 1/8 acre tract at 95 poles, in all 115 poles to a stake in the old Beech Creek Road bed, the Northwest corner of R. W. Hutton's 41 acre tract of woods land; thence with R. W. Hutton's North line, South 86 deg. East 96 poles to point of beginning. Containing 40 acres, more or less.

TRACT NO. 2.

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the Northeasterly side of the Beech Creek or McCrory Road, surveyed December 7, 1955, by S. H. Hutchison, as follows:

Beginning at a stake in the West line of Lot No. 7 "woods land", in the Joseph Newsom Subdivision on Plan, and being the Southeast corner of the Original Fulghum tract of 211 acres, now owned by Sallie Hutton Brown, thence with the South line of same North 87 deg. West 22 poles to a point in the present Beech Creek or McCrory Road and Jack Pickard's Easterly line; thence with said Road and Pickard's line South 33 deg. East, striking L.X. Presley's line and 10.5 poles, in all 28 poles to a point in said road; thence with L.X. Presley's line South 22 deg. East 11 poles to a point in said road and Roger N. Hutton's 41 acre tract; thence North 5 deg. East with R. N. Hutton's West line striking W. D. Hutton's and Sallie H. Brown's 45 acre tract at 12 poles in all 32.5 poles to a point of beginning. Containing 2 1/8 acres, more or less.

Being the same property conveyed to Philip L. Brown, Jr. by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee of record in Book 7502, Page 511, 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

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

Susie Brown Adkerson

Susie Brown Adkerson

Philip L. Brown, III

STATE OF Tennessee
COUNTY OF Davidson

C F 2B

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 23 day 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: JANUARY 26, 2008

Notary Public

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY