Davidson County DEEDQC
Recvd: 03/07/08 11:07 2 pgs
Fees:13.00 Taxes:162.80
20080307-0023186

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Tammy R. Brown	Countrywide Bank, FSB	119-6-47
85 Jay Street	801 Crescent Centre Drive, STE 510	
Nashville, TN 37210	Franklin, TN 37067	

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00.

X Tammy R Brown
Affiant

Subscribed and sworn to before me, this the 29th day of February, 2008.

Notary Public

My commission expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Steven Wayne Rogers "Grantor" by these presents, does hereby quitclaim and convey unto Tammy R. Brown "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Sumner County, Tennessee:

SEE ATTACHED EXHIBIT "A" INCROPORATED BY REFERENCE HEREIN

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

This is improved property, known as 85 Jay Street, Nashville, TN 37210.
Witness my hand this 29th day of February, 2008.

Grantor- Steven Wayne Rogers

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of February, 2008, before me personally appeared Steven Wayne Rogers to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed. Witness my hand and official seal.
My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Land in Davidson County, Tennessee, being Lot No. 23 on the plan of STERLING HEIGHTS, SECTION 2, as shown by plat of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 67 feet on the South side of Jay Street and runs back between lines 150.97 feet on the West line and 150.48 feet on the East line to a dead line in the rear on which it measures 67 feet.

BEING the same property conveyed to Maggie S. Rogers and Wayne Alton Rogers, joint tenants with right of survivorship, from Maggie S. Rogers, unmarried, by Deed Establishing Joint Tenancy dated October 26, 1998, in Book 11178, Page 177, in the Register's Office for Davidson County, Tennessee.

Wayne Alton Rogers has since died, vesting sole ownership in Maggie S. Rogers as surviving tenant by the entirety. Maggie S. Rogers having since died, November 10, 2007 and pursuant to the Last Will and Testament of Maggie Irene Rogers (aka Maggie S. Rogers) subject property was devised to Tammy Darlene Brown (aka Tammy R. Brown) and Steven Wayne Rogers.