Davidson County DEEDQC
Recvd: 03/20/08 09:14 3 pgs
Fees:17.00 Taxes:0.00
20080320-0028024

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley** **Howard & Mobley, PLLC** **200 31st Ave., No. Suite 100** **Nashville, Tennessee 37203** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $ NONE. Robert A. Brown Affiant Subscribed and sworn to before me, this 13th day of March, 2008. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert A. Brown and wife, Patricia A. Brown 5452 Bradfield Court Nashville, Tennessee 37220	SAME	Map: 161-9 Parcel: 29.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Patricia A. Brown, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of converting my interest in the subject property into an estate by the entireties with my spouse by direct conveyance in accordance with T.C.A. § 66-1-109, hereby remise, release and quitclaim unto Robert A. Brown and wife, Patricia A. Brown, as tenants by the entireties, all of my right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

WITNESS my hand this 13th day of March, 2008.

Patricia A. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of March, 2008.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 89 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Bradfield Court at the corner of Lot Nos. 88 and 89; thence with the line between said two lots easterly 116.84 feet; thence southerly 6.62 feet; thence north 83 deg. 17' east 83.17 feet; thence south 8 deg. 35' east 307.22 feet; thence westerly 98.79 feet to the corner of Lot Nos. 89 and 91; thence with the line between said two lots, northwesterly 249.7 feet to the southwesterly margin of Bradfield Court; thence with the same northerly 68.08 feet to the beginning.

Being the same property conveyed to Jere M. Ledsinger and wife, Mary W. Ledsinger by deed from Peter J. Lunati and wife, Barbara F. Lunati of record in Book 5234, page 908, Register's Office for Davidson County, Tennessee. The said Jere Mac Ledsinger and Mary W. Ledsinger having since divorced and subject property is now vested in Mary Ann Ledsinger by quitclaim deed of record in Book 5829, page 325, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Patricia A. Brown by deed from Mary Ann Ledsinger of record as document no. 200007190071244, Register's Office for Davidson County, Tennessee.

This is improved property known as 5452 Bradfield Court, Nashville, Tennessee 37220.