Davidson County DEEDQC
Recvd: 03/20/08 16:00 2 pgs
Fees:12.00 Taxes:0.00
20080320-0028445

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Catherine J. Nesbitt-Brown	{ New Owner	} Map 081-12
{1016 Garfield Street	{	} Parcel 106
{Nashville, TN 37208	{	}
{	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding }
{Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

Know all persons by these presents, Timothy Fleming (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, sell and convey unto Catherine J. Nesbitt-Brown (hereinafter collectively referred to as the "Grantee") all of Grantors interest in the following described parcel of real estate located in Davidson County, Tennessee.

> Land in Davidson County, Tennessee, being the easterly part of Lot Nos. 325 and 326, on the Town of McGavock as of record in Book 21, Page 23, Register's Office of said County.
>
> Said part of said lot fronts 49 feet on the northerly side of Scott Street and runs back between parallel lines, 100 feet to the rear line measuring 49 feet thereon.
>
> Being the same property conveyed to James W. Brown by Warranty Deed from Carol A. Taylor of record in Instrument No. 20001012-0101219, Register's Office for Davidson County, Tennessee.
>
> James W. Brown died on June 6, 2007 and legal title to the above-captioned real property vested in his heirs at law who were his wife, Catherine J. Nesbitt-Brown and son, Timothy Fleming. An affidavit of heirship to the effect has been recorded immediately preceding this Quitclaim Deed.
>
> This is improved property commonly known as 1016 Garfield Street, Nashville, Tennessee 37208.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 16th day of March, 2008.
(
(
(
(My Commission Expires: 11-2011
(

Catherine Heskett-Brown
Affiant

Notary Public

APRIL L. BRINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 16th day of ~~February~~ MARCH, 2008.

Timothy Fleming
TIMOTHY FLEMING

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 16th day of March, in the year 2008, before me April L Brinkley personally appeared Timothy Fleming, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

April L Brinkley
Notary Public

My Commission Expires: 11-2011

APRIL L. BRINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY