Davidson County DEEDQC
Recvd: 03/25/08 10:28 3 pgs
Fees:17.00 Taxes:0.00

20080325-0029730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN ESCROW, LLC 6 Cadillac Dr Ste 190 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara Faye Talbert Brown	O W N E R	
(NAME)	(NAME)	141
8442 McCrory Lane		
(ADDRESS)	(ADDRESS)	26
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ESTATE OF PHILIP L. BROWN, JR., CLARA FAYE TALBERT BROWN, ADMINISTRATOR, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARA FAYE TALBERT BROWN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Ninth Civil District of Davidson County, Tennessee described as follows:

Beginning on the northeasterly margin of the New McCrory Road, formerly Beech Creek Road, at a point south 40° east 12 poles, south 54° east 31-3/5 poles, south 57°, east 54 poles, south 3° est 14-2/5poles, south 85° east 25-1/2 poles, south 30° east49 poles, and south 48-3/4° east 7 poles from the northeast corner of the property conveyed to Roger N. Hutton by deed from W. D. Hutton et al, Executors, of record in Book 962, Page 454, Register's office for said County, said beginning point being at the intersection of the center line of the old road and the northeasterly margin of the new road; thence with the northeasterly margin of the said new road southeastwardly 364 feet to a turn in said road; thence with the said road westwardley 20 feet to the northeasterly margin of the said new road, continuing with the northeasterly margin of said new road southeastwardly 178 feet to the center of said old road; thence with the center of the said old road in a northeasterly, northerly and northwesterly direction 725 feet to the beginning, containing 1.05 acres,

more or less.

Being the same property conveyed by Sallie Hutton Brown to Frances Ann Brown Burkett, Dorothy Sue Brown O'Brien, Philip L. Brown, Jr., Vera Jane Brown Jones and Roger Coleman Brown by warranty deed of record in Book 2645, Page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Dorothy Sue Brown O'Brien Carver (being the same person as Dorothy Sue Brown O'Brien named above) to Philip L. Brown, Jr., by quitclaim deed of record in Book 4683, Page 266, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Coleman Brown and wife, Mildred Christine Brown by deed from Frances Ann Brown Burkett, of record in Book 4961, Page 526, Register's Office, Davidson County, Tennessee. Being also the same property wherein Roger Coleman Brown conveyed a one-half (½) undivided interest in the property, as well as a life estate in his remaining one-half (½) undivided interest in the property, to Mildred Christine Brown, pursuant to the terms and conditions of a marital dissolution agreement contained in the decree of absolute divorce in the case of Brown v. Brown, Docket No. 89D-3666, ending the tenancy by the entirety which had existed between them and creating a tenancy in common between them, of record in Book 8091, Page 647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☒

This is improved ☐ property, known as 1.05 Acres of unimproved land on McCrory Lane
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7 th day of ~~February,~~ March 2008

Clara Faye Talbert Brown
CLARA FAYE TALBERT BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Philip L. Brown, Jr. Clara Faye Talbert Brown Administrator, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of ~~February~~ March, 2008.

Commission expires: 07 NOV 2011

SHANNON CLINGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Clara Faye T Brown
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25 DAY OF March 20 08
Deputy Register