Prepared By

Based solely on information provided by the parties to Thomas A. Travaglini, Esq.
P O BOX 1245
Madison, TN 37116

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
DARRYL R. BRADY and REBECCA S. BRADY		Map 51 -15-A
420 Walton Lane K-51	SAME	Parcel 051.00 CO
Madison, TN 37116		11DZ 17325

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) Edna Ruth Brady, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Darryl R. Brady and Rebecca S. Brady, hereinafter called the Grantees, their heirs, successors, and assigns, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Being Unit No. K-51 as shown on the Plat of Quail Creek condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44 et seq., said Register's Office.

Being the same property conveyed to Linda J. Goodman, Bonell McBroom, Jr., and wife, Wilma McBroom by deed from Qual Creek, Inc., a Tennessee corporation, of records in Book 6508, page 922, Register's Office for Davidson Country, Tennessee. The said Linda J. Goodman died on March 17, 1999, and in her Last Will and Testament which is of record in Will Book 5, pages 87 & 88, in the Court Clerk's Office for Macon County, Tennessee, gave, devised and bequeathed all her interest in the said property to Wilma Goodman McBroom and Bonell, McBroom, Jr.

Being the same property conveyed to Frank Brady and wife, Edna Ruth Brady by deed from Wilma Goodman McBroom and Bonell McBroom, Jr reference #199912140303047, Register's Office for Davidson County, Tennessee. The said Frank Brady died on January 13, 2003, and in his Last Will and Testament, gave, devised and bequeathed all his interest in the said property to Edna Ruth Brady.

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

Witness my hand this the 29 day of July, 2008

Edna Ruth Brady
EDNA RUTH BRADY

Davidson County DEEDQC
Recvd: 07/29/08 14:35 3 pg
Fees:18.00 Taxes:138.75
20080729-0077565

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 37,500.00 .

Edna Ruth Brady
Affiant

Subscribed and sworn to before me, this the 29 Day of July 2008

Karen A. Kaer
Notary

KAREN A. KAER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Comm. Exp. 3/1/09

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Karen A. Kaeb, a Notary Public for said State, EDNA RUTH BRADY, the Grantor, 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 the 29 day of July, 2008.

KAREN A. KAEB

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 3/17/09.