BILL GARRETT, Davidson County
Trans:T20100040608 DEEDQC
Recvd: 07/02/10 09:00 2 pgs
Fees:17.00 Taxes:0.00
20100702-0051902

Bk 14A

Map 082 -5 Parcel 027.00

FROM
Donna Tyson Brown

FROM
John T. Cook, Trustee

AND

TO
John T. Cook, Trustee

TO
Donna Tyson Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Donna Tyson Brown
Affiant

Subscribed and sworn to before me this the 1st day of July, 2010.

My Commission Expires: 1/6/14

Notary Public

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Donna Tyson Brown	New Owner
(Name)	(Name)
1707 4th Avenue North	
(Street Address)	(Street Address)
Nashville, TN 37208	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged and for the purpose of clarifying the record owners name to show **Donna Tyson Brown** as the lawful owner, I, **Donna Tyson Brown** by these presents do hereby quitclaim and convey unto **John T. Cook, Trustee** his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the north 12 1/2 feet of Lot 61 and the south 25 feet of Lot No. 62 on the Plan of D. T. McGavock's Subdivision, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots front together 37 ½ feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Porter Swanson and wife, Sarah L. Swanson by deed from John H. Green and wife, Jennie Forster Green, of record in Book 1879, page 438, Register's Office for Davidson County, Tennessee. The said Sarah L. Swanson having died on October 16, 1995 and Porter Swanson having predeceased Sarah L. Swanson. A life estate in the property was devised to William L. Shannon with the remainder upon his death to the grandchildren of Sarah Swanson living at the time of her death as set out in the Last Will and Testament of Sarah Swanson (Davidson County Probate Court under Case No. 97P-273), of record in Book 8848, page 684, Register's Office for Davidson County, Tennessee. William L. Shannon died on February 16, 2004. The only grandchildren of Sarah Swanson were Michael D. Shannon and Donna Tyson Brown. The said Michael D. Shannon is presumed dead, and is presumed to have predeceased the said Sarah Swanson. The Will of William L. Shannon (the "Shannon Will") was signed by the said William L. Shannon on March 10, 1995, and the same was admitted to probate in Davidson County Probate Court under Case No. 04P-943. The Shannon Will did not, and does not, have any effect upon the title to the above described property since William L. Shannon only held a life estate in the subject property. However, the Shannon Will indicates that the said William L. Shannon did not know how Michael D. Shannon could be located. The undersigned declares that she has no knowledge of the whereabouts of the said Michael D. Shannon and she presumes that he predeceased the said Sarah L. Swanson. Accordingly, upon the death of the life tenant William L. Shannon, the property vested in fee simple absolute in Donna Tyson Brown.

THIS is improved property, known as: 1707 4th Avenue North, Nashville, TN 37208.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THERETO.

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

AND NOW, I, the said **John T. Cook, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Donna Tyson Brown**, her heirs and assigns, the same property herein- above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 1st day of July, 2010.

Donna Tyson Brown

John, Trustee
John T. Cook, Trustee

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 **Donna Tyson Brown,** the within-named 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 1st day of July, 2010.

My Commission Expires: 1/6/14

Notary Public

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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 **John T. Cook, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2010.

My Commission Expires: 1/6/14

Notary Public

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN