# QUITCLAIM DEED

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 21st DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-MFR-11-4306

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title and Escrow**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James A. Lewis** | new owner | |
| (NAME) | (NAME) | **091-12-106.00 (TRACT 1) &** |
| 4467 Pecan Valley Road | | |
| (ADDRESS) | (ADDRESS) | **091-12-150.00 (TRACT 2)** |
| **Nashville, TN** 37218 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CHARLES W. BROWN, MARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES A. LEWIS,** MARRIED HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1 (Map and Parcel 091-12-106.00):
Being Lot Nos. 206 and 208 of Block 28, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lots.

Being the same property conveyed to HASKEL GARRETT AND WIFE, MARY G. GARRETT by Deed from A. E. DOTSON AND WIFE, FRANCES DOTSON, dated 03/20/1948 and filed for record on 03/22/1948 in Book 1577, Page 407, Register's Office for DAVIDSON County, Tennessee.

TRACT 2 (Map and Parcel 091-12-150.00):
Being Lot Nos. 207 and 209 of Block 26, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lots.

Being the same property conveyed to HASKIL C. GARRETT AND WIFE, MARY A. GARRETT by Deed from EVERARD L. MCEWEN AND WIFE, DOROTHY BARNES MCEWEN, dated 05/31/1960 and filed for record on 05/31/1960 in Book 3073, Page 307, Register's Office for DAVIDSON County, Tennessee.

Haskel Garrett and Haskil C. Garrett are one in the same person. Mary G. Garrett and Mary A. Garrett are one in the same person. Said Haskel Garrett, having since died was predeceased by his wife, Mary G. Garrett. Said property is now vested in Lowell Wayne Garrett and Jerald Vaughn Garrett and Marilyn Garrett McGill, surviving heirs of Haskel Garrett, Docket No. P-1755-08, in the Probate Court of Humphrey's County, Tennessee. Marilyn Garrett McGill is now known as Marilyn O'Neal.

Being the same property conveyed to Charles W. Brown by Deed recorded on July 7, 2011 in Instrument No. 20110707-0052061, Register's Office for said County.

This is not the primary marital residence of the said Charles W. Brown.

BILL GARRETT, Davidson County
Trans:T20110046046 DEEDQC
Recvd: 07/29/11 10:03 2 pgs
Fees:12.00 Taxes:0.00
20110729-0058134

This is
**( X ) unimproved**
**( ) improved**
property known as **4306 Delaware Ave. & 4303 Georgia Ave. Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 21st day of July, 2011.

Charles W. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of July, 2011.

Notary Public

DELANA OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

**My Commission Expires:**
**May 20, 2014**

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**