BILL GARRETT, Davidson County
Trans:T20110080269 DEEDQC
Recvd: 12/19/11 15:53 3 pgs
Fees:17.00 Taxes:0.00
20111219-0099008

SHIRLEY J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

This Instrument Was Prepared By:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF Davidson) My Commission Expires JUN 18, 2012

The actual consideration for this conveyance is $ 0

Barbara B Lyons
Affiant

Subscribed and sworn to before me this
8th day of December, 2011.

Shirley J. Garner
Notary Public

My Commission Expires: 6/18/2012

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Barbara B. Lyons **1610 Graybar Lane** **Nashville, Tennessee 37215**	**SAME**	**11609006100**

KNOW ALL MEN BY THESE PRESENTS, that **WILLARD S. BRIGGS**, for the purpose of conveying any and all interest he may have in the subject property, the "Grantor", for TEN DOLLARS($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, bargains, sells, quitclaims, transfers, and conveys unto **BARBARA B. LYONS**, the "Grantee", all of his right, title, and interest in and to that certain improved real estate located in Davidson County, Tennessee, known generally as 5959 Sedberry Road, Nashville, Tennessee, 37205, and which is more particularly described on **Exhibit A** attached hereto and incorporated by this reference, the "Property". This conveyance is subject to all matters appearing of record and to all unpaid property taxes and assessments.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 11 day of November, 2011.

Willard S. Briggs

Willard S. Briggs

STATE OF Colorado)
COUNTY OF Boulder)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Willard S. Briggs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2011.

JENNIFER S. MORRIS NOTARY PUBLIC STATE OF COLORADO

Jennifer S. Morris
Notary Public

My Commission Expires:
5/11/2014

My Commission Expires 05/11/2014

60055422.3

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for said County.

Said Lot No. 38 fronts 200 feet on the easterly side of Sedberry Road and extends back 257 feet on the northerly line and 235 feet on the southerly line to a dead line, measuring 142.5 feet thereon.

Being a part of the same property conveyed to William Avon Brown and wife, Rose Godwin Brown, from Sheridan Construction Company, a Tennessee corporation, by a Warranty Deed dated December 11, 1961 and of record in Book 3313, Page 592, Register's Office for Davidson County, Tennessee. Rose Godwin Brown predeceased her husband, William Avon Brown, who died subsequently on June 14, 2007. Upon the death of William Avon Brown, title to the real property vested in Rosemary (Beverly) Brown, an undivided one-third (1/3) interest, Barbara B. Lyons, an undivided one-third (1/3) interest, Kenneth J. Lyons, II, an undivided one-sixth (1/6) interest, and Avon Lyons, an undivided one-sixth (1/6) interest, pursuant to the Last Will and Testament of William Avon Brown as filed with and admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-1017. Rosemary (Beverly) Brown died May 4, 2009 without issue. Willard S. Briggs is the surviving spouse of the late Rosemary (Beverly) Brown and is also the Personal Representative of the Estate of Rosemary B. Brown f/k/a Beverly Brown, pursuant to the Last Will and Testament of Rosemary B. Brown, dated January 6, 2004, filed for record with the Boulder, Colorado District Court, 20th Judicial District, Case No. 2009-P-R-238, and also filed for record with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-1824.

This conveyance is made subject to: (a) Utility easement of record in Book 2663, Page 109, Register's Office for Davidson County, Tennessee, (b) Easement of record in Book 2882, Page 28, said Register's Office, (c) Agreement of record in Book 2903, Page 371, said Register's Office, and (d) Restrictive covenants of record in Book 2903, Page 371, said Register's Office.