THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12081745**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 12th day of October, 2012. Notary Public My Commission Expires: 5/8/16

BILL GARRETT, Davidson County
Trans:T20120087029 DEEDQC
Recvd: 11/14/12 15:37 3 pgs
Fees:17.00 Taxes:0.00
20121114-0105013

NOTARY PUBLIC
My Commission Expires 5/8/16

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tony Ersic Brown, Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 1002 Tyne Blvd Nashville, TN 37220	New Owner	145-4-17.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Anastasia Wilson Brown (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Tony Ersic Brown, as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93, his heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain parcel of real property located at 1002 Tyne Boulevard in the 33rd Council District of Nashville, Davidson County, Tennessee, also known as lot 6 on the unrecorded plat of the First Addition to Lealand Manor, a part of Overton Lea Estates, and being further described according to a survey by Walter Davidson, Tennessee Land Surveyor No. 1467, Walter Davidson and Associates, dated November 20, 1996, and last revised October 6, 1997, as follows:

Beginning on an iron rod in the Northern margin of Tyne Boulevard, said iron rod also being the Western end of the return radius with the Western margin of Lealand Lane; thence with said margin of Tyne Boulevard around a curve to the left through a central angle of 01 degrees 58 minutes 32 second an arc distance of 258.81 feet, a chord bearing of North 82 degrees 22 minutes 24 seconds West, a distance of 258.80 fee to an iron rod at the common line with the property belonging to James Cary Stroud as of record in Book 8422, Page 964, Register's Office for Davidson County, Tennessee; thence with said common line North 02 degrees 29 minutes 00 seconds East, a distance of 450.60 feet to an iron rod in the common line with Mr. and Mrs. John A. Hageman as of record in Book 3947, Page 424, Register's Office for Davidson

County, Tennessee; thence with said common line South 82 degrees 02 minutes 44 seconds East a distance of 273.00 fee to an iron rod the Western margin of Lealand Lane, thence with said margin of Lealand Lane South 01 degrees 25 minutes 39 seconds West, a distance of 427.53 feet to an iron rod; thence around a curve to the right through a central angle of 96 degrees 32 minutes 05 second an arc distance of 33.70 feet, a chord bearing of South 49 degrees 36 minutes 08 seconds West, a distance of 29.85 feet to a point to the point of beginning, containing 123,796.8114 square feet, or 2.8420 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Anastasia Wilson Brown as Trustee of the Anastasia Wilson Brown Living Trust dated 3/7/01 to Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116455; Final Decree as recorded on the 30th day of December, 2009 in Instrument No. 20091230-0118631; Quitclaim Deed from Anastasia Wilson Brown, individually, a married person to Anastasia Wilson Brown as trustee of the Anastasia Wilson Brown Living Trust, established by a certain revocable trust agreement of Anastasia Wilson Brown, individually, and dated March 7, 2001 as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021992; Quitclaim Deed from Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 to Anastasia Wilson Brown as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021947 and Warranty Deed from Billy R. Thompson and wife, Sharon F. Thompson to Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 as recorded on the 27th day of October, 1997 in Deed Book 10658, Page 650, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1002 Tyne Blvd, Nashville, TN 37220.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2012.

Anastasia Wilson Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anastasia Wilson Brown, 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 office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 07/08/13

