BILL GARRETT, Davidson County
Trans:T20130046675 DEEDQC
Recvd: 06/05/13 08:28 2 pgs
Fees:12.00 Taxes:0.00
20130605-0056675

FROM: ROGER COLEMAN BROWN

TO: MILDRED DEAL BROWN

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Mildred Deal Brown
8446 McCrory Lane
Nashville, Tennessee 37221

Clara Faye Talbert Brown
8442 McCrory Lane
Nashville, Tennessee 37221

Map 141-00-0
Parcel 026.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Mildred D. Brown, Affiant

Sworn to and subscribed before me this 3rd day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

I, Roger Coleman Brown, do hereby quitclaim to Mildred Deal Brown, all of my right, title and interest in and to the following land, being a two-fifth (2/5) undivided interest, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being the retained undivided one-half (½) interest of Roger Coleman Brown as evidenced by deed of record in Book 8091, Page 647, Register's Office for Davidson County, Tennessee. Further being the same property as originally conveyed unto Roger Coleman Brown and wife, Mildred Christine Brown, by deed of record in Book 4961, Page 526, Register's Office for Davidson County, Tennessee, as to the one-fifth (1/5) undivided interest held by Frances Ann Brown Burkett; and being the one-fifth (1/5) interest as conveyed to Roger Coleman Brown by deed of record in Book 2645, Page 255, said Register's Office.

The intent of this instrument is to convey all interest held in and to the aforedescribed tract of land heretofore owned by Roger Coleman Brown, and to include any retained remainder interest, the lifetime estate, set forth in Book 8091, Page 647, said Register's Office. By virtue of this conveyance Mildred Deal Brown is the owner of a two-fifth (2/5) undivided interest in and to said land.

Mildred Deal Brown being one and the same person as Mildred Christine Brown.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is not the principal place of residence of Roger Coleman Brown.

This is the same legal description as set forth on the previous deeds of record. The other three-fifth (3/5) undivided interest in and to this tract of land is owned by Clara Faye Talbert Brown.

This is unimproved property on McCrory Lane, Nashville, Tennessee 37221.

Witness my hand this 3rd day of June, 2013.

Roger Coleman Brown
ROGER COLEMAN BROWN

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 Roger Coleman Brown, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 2013.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT "A"

A tract of land in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of the New McCrory Road, formerly Beech Creek Road, at a point south 40 deg. East 12 poles, south 54 deg. East 31-3/5 poles, south 57 deg. East 54 poles , south 3 deg. West 14-2/5 poles, south 85 deg. East 25-1/2 poles, south 30 deg. East 49 poles, and south 48-3/4 deg. East 7 poles from the northeast corner of the property conveyed to Roger N. Hutton by deed from W.D. Hutton, et al, Executors, of record in Book 962, Page 454, Register's Office for said County, said beginning point being at the intersection of the center line of the old road and the northeasterly margin of the new road; thence with the northeasterly margin of said new road southeastwardly 364 feet to a turn in said road; thence with said road westwardly 20 feet to the northeasterly margin of said new road, continuing with the northeasterly margin of said new road southeastwardly 178 feet to the center of said old road; thence with the center of said old road in a northeasterly, northerly and northwesterly direction 725 feet to the beginning, containing 1.05 acres, more or less.

RNB