THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150057800 DEEDQC
Recvd: 07/16/15 11:30 2 pgs
Fees:13.00 Taxes:320.05
20150716-0069465

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
JAMES RANDALL BROWN JAMIE ANN BROWN 431 Hogans Branch Road Goodlettsville, TN 37072	Same	02605007800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MICKY EDWARD MORGAN and wife, KATHY MORGAN, and GARY MICHAEL BENNETT, an unmarried man,** by these presents do hereby quitclaim and convey unto **JAMES RANDALL BROWN and wife, JAMIE ANN BROWN,** their successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, located in the 10th Civil District and being known as Lot No. 18 and the south 25 feet of Lot No. 17 on the unrecorded map of the H. R. Drake et al Subdivision at Goodlettsville, Tennessee, as follows: Beginning at a stake in the east right-of-way line of Two Mile Pike, 500 feet south of a 50 foot unnamed street that runs under the L&N Railroad, said point being 25 feet north of the common corner of Lots 17 and 18; thence with the margin of said Pike south 23 ½° east 100 feet to a point, being the corner of Lots 18 and 19; thence with the line between said lots, easterly 165 feet to the west right-of-way line of the L&N Railroad; thence with said right-of-way north 7° west 100 feet to a point, which is 25 feet north of the corner of Lots 17 and 18; thence south 69° west 177 feet to the point of beginning.

Being the same property conveyed to HENRY E. MORGAN and wife, JEAN P. MORGAN, by deed from R. B. ELIZER and wife, MARY S. ELIZER, of record in Book 2453, page 188, dated September 17, 1955, said Register's Office.

HENRY E. MORGAN having since died on or about June 25, 2006, leaving the said JEAN P. MORGAN as the surviving tenant by the entireties. JEAN P. MORGAN, having died on September 26, 2014, and her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County as Docket No. 14P1918 bequeathed subject property to her sons, Gary Michael Bennett and Micky Edward Morgan. The said Kathy Morgan,

wife of Micky Edward Morgan, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $86,500.00.

Subscribed and sworn to before me,
this 14th day of July, 2015.
My Commission Expires: 3/8/16
(Affix Seal)

Affiant

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Witness our hands this 14th day of July, 2015, the bargaining parties, having caused our names to be signed hereto on said day and date.

MICKY EDWARD MORGAN

GARY MICHAEL BENNETT

KATHY MORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **MICKY EDWARD MORGAN and wife, KATHY MORGAN, and GARY MICHAEL BENNETT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of July, 2015.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/8/16