BILL GARRETT, Davidson County
Trans:T20170012234 DEEDQC
Recvd: 02/09/17 15:58 11 pgs
Fees:57.00 Taxes:0.00

20170209-0013902

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Myers E. "Feller" Brown, Affiant Subscribed and sworn to before me, this 23rd day of January, 2017. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:	
Myers E. "Feller" Brown, Trustee 212 Madison Street Madison, Tennessee 37115	SAME	034 00 0 036.00 042 16 0 173.00 043 00 0 009.00 043 00 0 010.00 043 00 0 010.01 043 00 0 011.00 043 00 0 012.00	043 00 0 013.00 043 00 0 024.00 043 04 0 042.00 044 05 0 042.00 044 05 0 043.00 044 11 0 152.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Myers E. "Feller" Brown, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Myers E. "Feller" Brown, Trustee of The Feller Brown Living Trust, established by the Revocable Trust Agreement of Myers E. "Feller" Brown dated January 23, 2017**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 23rd day of January, 2017.

Myers E. "Feller" 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 Myers E. "Feller" Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of January, 2017.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

EXHIBIT A

Legal Descriptions

(Myers E. "Feller" Brown, Myers E. Brown, and Feller Brown are one and the same person.)

034 00 0 036.00 – 903 Swinging Bridge Road, Old Hickory, Tennessee 37138

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Harvey Gee, Surveyor, dated June 21, 1950, as follows:

Beginning at an iron pin in the center line of Hadley Avenue 340 feet southeast from the corner of Tracts Nos. 10 and 11 of Nashville Industrial Corporation Subdivision, not of record; thence south 63° 14 west 1702.4 feet to an iron pin; thence south 86° 11 west 828 feet to an iron pin on the bank of Cumberland River, and continuing in said course south 86° 11 west 196 feet to the low water mark of the Cumberland River; thence southwardly down said River 684 feet, more and less, to the low water mark thereof at the corner of Tracts Nos. 11 and 12, of said unrecorded subdivision; thence with the line between said tracts north 70° 50' east 219feet to the bank of Cumberland River and continuing with the line of said course, a distance of 2980.5 feet, more or less, to an iron pin in the center line of Hadley Avenue, thence with the center line of same, North 47° 43' west 763.5 feet to the beginning, containing 39.2 acres, more or less.

Excluded therefrom is that part of land conveyed to Robert Edward Smith and wife by deed from William Robert Smith and wife of record in Book 3708, page 225, Register's Office for said County.

Being the same property conveyed to Myers E. Brown and wife, Rebecca R. Brown, by Installment Deed from Mary Elizabeth Smith of record in Book 4550, page 820 Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to Myers E. Brown by Final Decree from Ellen Rebecca Brown, of record in Book 5658, page 778, Register's Office for Davidson County, Tennessee.

This is improved property known as 903 Swinging Bridge Road, Old Hickory, Tennessee 37138.

042 16 0 173.00 – 212 Madison Street, Madison, Tennessee 37115

Land in the 11th Civil District of Davidson County, Tennessee, and being a portion of the original Lot No. 16 on the Plan of the Douglas-Levine Subdivision of record in Book 547, page 44, said Register's Office, and more particularly described by a survey of Hurray D. Shanklin dated September 9, 1972, as follows:

Beginning at an iron pin the southwesterly corner of said Lot No. 16; thence North 14° 29' East 177.10 feet to an iron pin; thence South 74° 56' East 74.52 feet to a point; thence South 14° 06' West 165. 52 feet to an iron pin at the northerly margin of Madison Street; thence along said northerly margin of Madison Street North 83° 40' West 76.34 feet to the point of beginning, containing .295 acres more or less.

Being the same property conveyed to Myers E. Brown by Installment Deed from K.C. Barnes of record in Book 5077, page 560 in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Myers E. Brown by Final Decree from Ellen Rebecca Brown, of record in Book 5658, page 778, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Madison Street, Madison, Tennessee 37115.

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043 00 0 009.00 – 514 Keeton Avenue, Old Hickory, Tennessee 37138

A tract of land in the 4th Civil District of Davidson County, Tennessee, in Hadley's Bend of the Cumberland River, near Old Hickory, Tennessee, and said tract of land being located on Keaton Avenue, and described as follows:

BEGINNING at the low water mark of Cumberland River, at R.M. Gardner's Southeast corner; thence with his east line, north 56°45' east 2655 feet; thence south 47° 17' east 500 feet, more or less, to the northeast corner of the 41.52 acre tract herein described thence south 51° 41' west 2874.5 feet to the low water mark of the Cumberland River; thence north 26° 56' west 332 feet; thence north 29° 51' west 400 feet to the point of beginning, containing 41.52 acres, more or less.

Being the same property conveyed to Muriel Robinson by deed from Myers E. Brown and Ellen Rebecca Brown, and further conveyed to Myers E. Brown by deed from Muriel Robinson, of record in Book 5402, page 974, Register's Office for Davidson County, Tennessee.

This is improved property known as 514 Keeton Avenue, Old Hickory, Tennessee 37138.

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043 00 0 010.00 – 512 Keeton Avenue, Old Hickory, Tennessee 37138

Two Tracts of land lying in the 4th Civil District of Davidson County, Tennessee, being described according to a survey made by John R. Alley, dated November 6, 1964, as follows:

TRACT NO. 2:
BEGINNING at a point in the westerly margin of Keaton Avenue, said point being a common corner with property sold to Forrest E. Reeves and being the southeast corner of Tract No. 2 described herein; thence, leaving said margin of Keaton Avenue, South 49° 03' West 198.5 feet to a point; thence, North 47° 47' West 70 feet to a point; thence, North 46° 27' East 198 feet to a point located in the westerly margin of Keaton Avenue; thence with said margin of Keaton Avenue, South 47° 47' East 80 feet to the point of beginning.

TRACT NO. 4:
BEGINNING at an iron pin in the northwest corner of Tract No. I, said iron pin lying 200 feet from the western margin of Keaton Avenue; thence South 51° 51' West 599 feet along the southerly margin of the W. W. Gardner property, to an iron pin, said iron pin lying in the northwest corner of Tract No. 4; thence South 39° 23' East 357 feet to an iron pin lying on the northerly margin of the Ernest Brown property; thence North 51° 51' East, 657.7 feet to an iron pin lying in the southwest corner of Tract No. 3; thence, North 47° 47' West 140 feet to a point, said point being the northwest corner of Tract No. 2; thence North 46° 27' East 198 feet to an iron pin lying in the western margin of Keaton Avenue; thence along said margin of Keaton Avenue North 47° 47' West 66.3 feet to an iron pin lying in the western margin of Keaton Avenue; thence, leaving said margin of Keaton Avenue, South 42° 28' West 197 feet to a point, said point lying in the southwest corner of Tract No. I; thence North 47° 47' West 173 feet to the point of beginning, containing 5.44 acres, more or less, according to the above mentioned survey made by John R. Alley.

Being the same property conveyed to Myers E. Brown by deed from B.E. West and wife, Mattie T. West, of record in Book 5508, page 606, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 512 Keeton Avenue, Old Hickory, Tennessee 37138.

043 00 0 010.01 – 510 Keeton Avenue, Old Hickory, Tennessee 37138

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, November 6, 1964, as follows:

Beginning at a point on the southerly margin of Keaton Avenue, said point being south 47 deg. 47' east 286.3 feet from the intersection of said Keaton Avenue and a point in the eastern boundary line of the property conveyed to Walter W. Gardner and wife, by deed from Tom Williams and wife, of record in Book 1714, Page 174, Register's Office for said County; thence south 49 deg. 03' west 198.5 feet; thence south 47 deg. 47' east 70 feet to the corner of E. Brown and Leck Kyle property; thence with the western boundary line of the said Kyle Tract, north 51 deg. 51' east 200 feet to the southerly margin of Keaton Avenue; thence with the same, north 47 deg. 47' west 80 feet to the beginning.

Being the same property conveyed to Myers E. Brown by deed from Lois Sharp Abel and spouse, Max L. Abel, of record as Instrument No. 20090310-0021502, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 510 Keeton Avenue, Old Hickory, Tennessee 37138.

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043 00 0 011.00 – 504 Keeton Avenue, Old Hickory, Tennessee 37138

Land in Davidson County, Tennessee, described as follows:

BEGINNING at a point, an iron pipe in the Westerly margin of Scenic View Drive, now known as Keaton Avenue, near Old Hickory, Tennessee, said point being North 47 degrees 47' West 283 feet from the Southeasterly corner of Tract No. 3 of Leonard L. Clark Plan described according to a survey by S. M. McMurray, November 16, 1948; thence South 51 degrees 31' West 200 feet more or less to a point; thence South 47 degrees 41' East 87.3 feet to a point; thence North 51 degrees 30' East 200 feet more or less to the Westerly margin of Scenic View Drive, now known as Keaton Avenue; thence with the margin of said Drive North 47 degrees 47' West 87.3 feet to the point of beginning. Described according to a survey by N. G. Jenkins

This is unimproved property known as 504 Keeton Avenue, Old Hickory, Tennessee 37138.

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043 00 0 012.00 – 502 Keeton Avenue, Old Hickory, Tennessee 37138

A tract of land in the 4th Civil District of said County, being tract No. 3 on the Leonard L. Clark Plan, near Old Hickory, Tennessee described according to a survey made by S. M. McMurray, November 16, 1948, as follows:

Beginning on the westerly margin of a road and being the first road on left from bridge over Cumberland River, said beginning point being the northeast corner of tract No. 13 sold to J. R. Payne and wife, Jennie B. Payne, from Leonard L. Clark and wife; thence with the westerly margin of said Road, north 47° 47' west 283 feet, mute or less, to an iron pin; thence south 51° 30' west 858.4 feet, more or less, to an iron pin; thence north 38° 30' west 357.3 feet, more or less, to an iron pin; thence south 51° 30' west 2874.5 feet, more or less, to an iron pin; thence south 51° 30' west 150 feet, more or less, to low water mark of Cumberland River; thence with the low water mark of said River, south 29° east 1156 feet; thence north 47° 15' east 170 feet, more or less, to an iron pin; thence north 47° 15' east 3216 feet, more or less, to an iron pin; thence north 38° west 195 feet, more or less, to an iron pin; thence north 42° 45' west 718.9 feet, more or less, to an iron pin in the westerly margin of a road, the point of beginning, containing 64.5 acres, more or less.

> **EXCLUSION**: There is included in the above described property, but expressly excluded from this conveyance the following tract of land:
>
> Beginning at a point, an iron pipe is the Westerly Margin of Scenic View Drive near Old Hickory, Tennessee, said point being North 47° 47' West 283 feet from the Southeasterly corner of Tract No. 3 of Leonard L. Clark Plan described according to a survey by S. M. McMurray, November 16, 1948; thence South 51° 31' West 200 feet more or less to a point; thence South 117° 41' East 87.3 feet to a point; thence North 51° 30' East 200 feet more or less to the Westerly margin of Scenic View Drive; thence with the margin of said Drive North 47° 47' West 87.3 feet to the point of beginning. Described according to a survey of N. G. Jenkins, November 17, 1956.
>
> Being a portion of the property conveyed to Ernest L. Brown and wife, Alice Lee Brown, by deed from Alton F. Sapp, Ann Marie Sapp, of record in Book 2100, page 515, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Myers E. Brown by deed from Alice Lee Brown of record in Book 5855, page 116, Register's Office for Davidson County, Tennessee.

This is improved property known as 502 Keeton Avenue, Old Hickory, Tennessee 37138.

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043 00 0 013.00 – 402 Keeton Avenue, Old Hickory, Tennessee 37138

A tract of land in the Fourth Civil District of Davidson County, Tennessee, being tracts Nos. 12 and 13 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

BEGINNING on the westerly margin of a road, being the first road from left from bridge over Cumberland River, said beginning point being the common corner of Tracts Nos. 11 and 12; thence with the westerly margin of said road, North 47° 47' west 268.70 feet to the northeast corner of Tract No. 13 and the south line of Tract No. 3; thence south 42° 45' west 718.9 feet, more or less, to an iron pin; thence south 38° east 262.8 feet to the corner of tracts Nos. 11 and 12; thence with the line between said tracts north 42° 45' east 769.4 feet to the beginning, containing 4.59 acres, more or less.

> INCLUDED in the above description, but expressly EXCLUDED herefrom is the following described property conveyed to John W. Allen by deed of record in Book 1854, page 416, said Register's Office.
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> A part of Tract 12 in the Fourth Civil District of Davidson County, Tennessee, near Old Hickory, Tennessee, on the Leonard L. Clark Plan described as follows:
>
> BEGINNING on the westerly margin of a road, being the first road on the left from the bridge over Cumberland River, said beginning point being the common corner of Tracts Nos. 11 and 12 at an iron pin, thence proceeding along the westerly margin of said road for 54 feet; thence south 42° 45' west 718.9 feet, more or less thence south 38° east 54 feet; more or less, to the corner of Tracts Nos. 11 and 12; thence with the line between said tracts, north 42° 45' east 769.4 feet, more or less, to the beginning.

BEING the same property conveyed to Ernest Lee Brown and wife, Alice Lee Brown, as tenants by the entireties, a one-half (1/2) undivided interest and Myers E. Brown and wife, Rebecca R. Brown, as tenants by the entireties, a one-half (1/2) undivided interest by deed from C. L. Porter and wife, Alice F. Porter, of record in Book 4571, page 326, Register's Office for Davidson County, Tennessee. The said Ernest L. Brown died on December 14, 1974, at which time a one-half (1/2) undivided interest in the said property became vested in Alice Lee Brown. Myers E. Brown and wife, Rebecca R. Brown were divorced by decree from the Third Circuit Court for Davidson County, Tennessee, in case of Ellen Rebecca Brown vs. Myers E. Brown, Docket No. 91442, which Final Decree provided that the one-half (1/2) undivided interest in the property hereinabove described owned and held by Myers E. Brown and Rebecca R. Brown a/k/a Ellen Rebecca Brown, be divested out of Rebecca R. Brown and vested in Myers E. Brown, to be his absolutely. As a result, the said property became vested in Alice Lee Brown, a one-half (1/2) undivided interest, and in Myers E. Brown, a one-half (1/2) undivided interest.

Being the same property conveyed to Myers E. Brown by deed from Alice Lee Brown of record in Book 7724, page 754, Register's Office for Davidson County, Tennessee. Alice Lee Brown died on September 11, 1994, and her life estate in one-half (1/2) undivided interest in the said property hereinabove described passed to Myers E. Brown as remainderman upon Alice Lee Brown's death.

This deed conveys the undivided one-half (1/2) tenant-in-common interest currently owned by Myers E. Brown, and this deed also conveys the undivided one-half (1/2) tenant-in-common remainder interest owned by Myers E. Brown.

This is improved property known as 402 Keeton Avenue, Old Hickory, Tennessee 37138.

043 00 0 024.00 – 512 Keeton Avenue, Old Hickory, Tennessee 37138

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, Surveyor, November 6, 1964, as follows:

BEGINNING on the southerly margin of Keaton Avenue, at the northeast corner of the property conveyed to Walter W. Gardner and wife, by deed from Tom Williams and wife, of record in Book 1714, page 174, Register's Office of said County; thence with said Gardner's eastern boundary line, south 51° 51' west 200 feet; thence south 47° 47' east 173 feet; thence north 42° 28' east197 feet to the southerly margin of Keaton Avenue, thence with the same, north 47° 47' west 140 feet to the beginning.

Being the same property conveyed to Muriel Robinson, Trustee, by deed from Myers E. Brown and Ellen Rebecca Brown, and further conveyed to Myers E. Brown by deed from Muriel Robinson, Trustee, of record in Book 5402, page 976, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Keeton Avenue, Old Hickory, Tennessee 37138.

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043 04 0 042.00 – 109 Hickman Street, Old Hickory, Tennessee 37138

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Scenic View Subdivision and described according to an unrecorded plan prepared by W. W. Turner Company, Engineers, dated September 14, 1948 as follows:

BEGINNING with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickman Street and running thence southwesterly along the easterly margin of Hickman Street a distance of 368.4 feet to an iron pinl the point of beginning; thence in a southeasterly direction along the line between Lot Nos. 12 and 13 a distance of 254.6 feet to an iron pin in a dead line; thence southwesterly along said dead line at rear of Lot 13, a distance of 100.1 feet to an iron pin in a dead line between Lots Nos. 13 and 14; thence in a northwesterly direction along the line between Lots Nos. 13 and 14 a distance of 260.7 feet to an iron pin in the easterly margin of Hickman Street on a line between Lot Nos. 13 and 14; thence in a northeasterly direction along the easterly margin of Hickman Street a distance of 100 feet to an iron pin located on a line between Lots Nos. 12 and 13 to the point of beginning.

Being the same property conveyed to Feller Brown by deed from Virginia Langford, Trustee, of record as Instrument No. 20041101-0131113, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 2883, PAGE 214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, ETC., IF ANY, AS MAY BE SET FORTH ON AN UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION BY W. W. TURNER COMPANY, ENGINEERS, DATED SEPTEMBER 14, 1948.

This is improved property known as 109 Hickman Street, Old Hickory, Tennessee 37138.

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044 05 0 042.00 – 321 Keeton Avenue, Old Hickory, Tennessee 37138
044 05 0 043.00 – 321 Keeton Avenue, Old Hickory, Tennessee 37138

Two Tracts of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

TRACT I: Being Lot No. 35 on the Plan of Scenic View Subdivision, not of record, and described according to a plan thereof made March 12, 1951, by W. W. Turner Company, Engineers, as follows:

Beginning at a point in the northeasterly margin of Keeton Avenue, the common corner of Lots 34 and 35; thence with the line between said lots, northeasterly 289.4 feet to a point; thence southeasterly 87.8 feet to a point in the northwesterly margin of a 20 foot reserved strip; thence with the margin of the same southwesterly 290 feet to the margin of Keeton Avenue; thence with the margin of the same northwesterly 100 feet to the beginning.

TRACT II: Being a Twenty (20) foot wide strip of land on the Plan of Scenic View Subdivision as shown on the Plan prepared by W. w. Turner Co., Engineers, dated August 20, 1948, but not of record, more particularly described as follows:

Starting with a concrete monument at the intersection of the H. E. Richardson property at the southeast corner, and a Twenty (20) foot strip reserved by Nashville Industrial Corporation on the Plan of Scenic View Subdivision, the point of beginning and running thence the following courses and distances: In a southwesterly direction along the line between Tract No. 36 and the aforementioned Twenty (20) foot strip, a distance of One Hundred Forty Feet (140) feet to a point in the northerly edge of Keeton Avenue; thence along the northerly edge of Keeton Avenue in a northwesterly direction a distance of Twenty (20) feet to a point on the line between the said Twenty (20) foot strip and Lot No. 35; thence along the line between the Twenty (20) foot strip and Lot No. 35 in a northeasterly direction a distance of Two Hundred and Ninety (290) feet to a point in the line between the Twenty (20) foot strip and Lot No. 35; thence along the line between the Twenty (20) foot strip and Nashville Industrial Corporation land in a southeasterly direction a distance of Twenty (20) feet to a concrete monument on the line between the twenty (20) foot strip and H. E. Richardson land; thence along the line between the Twenty (20) foot strip and H. E. Richardson land in a southwesterly direction a distance of One Hundred and Fifty (150) feet to a concrete monument and the point of beginning.

Being the same property conveyed to Feller Brown by deed from James Bryan Lewis, Trustee, of record as Instrument No. 20000531-0005399, Register's Office for Davidson County, Tennessee.

This is improved and unimproved property known as 321 Keeton Avenue, Old Hickory, Tennessee 37138.

044 11 0 152.00 – 408 Jones Street, Old Hickory, Tennessee 37138

Being Lot No. 5 of Section "A" on the plan of E. I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jones Street, at the corner of Lots No. 4 and 5; thence with the line between said lots, westwardly 92.9 feet to the corner of Lots Nos. 4, 5, 9 and 10; thence with the line between Lots Nos. 5 and 10, southwardly 70 feet to the northerly margin of said Street, eastwardly 82.8 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Jones Street; thence with the westerly margin of said Street, northwardly 59.9 feet to the beginning.

Being the same property conveyed to Myers E, Brown by deed from the Estate of Sophia B. Eddins, of record as Instrument No. 20010316-0025298, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Jones Street, Old Hickory, Tennessee 37138.