PREPARED BY:
Joe M. Haynes, Attorney
140 North Main St.
Goodlettsville, TN 37072

BOOK 5303 PAGE 28

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Hoy Phillips (NAME)	TVB MORTGAGE CO. (NAME)	50-15
3191 Qualynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Part 147 JJ
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

mail

THIS instrument made and entered into on this the _____ day of January, 1978, by and between Charles Hayden Phillips, Party of the First Part, and Frances Hoy Phillips, Party of the Second Part.

JUN 26 78 MISC 8* 4.00 * 4.00

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part all of his right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 474 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 474 fronts 80.0 feet on the westerly margin of Qualynn Drive and runs back between lines, the northerly line being 167.3 feet and the southerly line being 191.4 feet to a line in the rear measuring 83.9 feet thereon.

Being the same property conveyed to Charles Hayden Phillips and wife, Frances Hoy Phillips, by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3641, page 13, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, The Party of the First Part has hereunto set his signature on this the 10 day of January, 1978.

Charles Hayden Phillips
CHARLES HAYDEN PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Charles Hayden Phillips, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee on this the 10 day of January, 1978.

Joe M. Haynes
Notary Public

My Commission Expires: 12-13-78

E 73079

IDENTIFICATION REFERENCE
JUN 26 10 08 AM '78
FELIX [illegible] DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 10 day of January 1978

Affiant Charles H. Phillips

My commission expires: 12-13-78 (Affix Seal)

Notary Public Joe M. Haynes