QUITCLAIM DEED

BOOK 5557 PAGE 226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H & P Properties (NAME)	Federated Financial Mortgage Corp. (NAME)	135-90
1909 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway #700 (STREET ADDRESS)	2D 23680
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, the receipt of which is hereby acknowledge ~~of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to~~

We, John Richard Phillips, and wife Juanita Phillips

by these presents do hereby quitclaim and convey unto H & P Properties, a partnership composed of John Richard Phillips & Nance Hinson, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:* Land in the 2nd civil district of Davidson County Tennessee, being part of the homestead tract of Mrs. Theodosia Powers as shown on the plan in minute book 5, page 3 84 of the county court for said county and also being part of the tract no. 2 as shown on the plan of record in chancery court, plan book 3, page 21 of the chancery court at Nashville in the cause of C.L. Davis, Et Al, Vs. No. 48000 and No. 48003 T.M. Matlock, Et. Al, and being the tract of land marked F.A. Carter, on the plan showing change in front corners of the lots owned by F.A. Carter, R.H. Shearin and Doctor W.P. Law, as of record in the book 974, page 22 Registers Office for said county described according to a survey made by W.B. Southgate, surveyor, October 29, 1937 as follows:

Begging on a point on the Southerly margin of Murfreesboro Road at the intersection of the Southerly margin of said road and the Eastern boundary line of the property conveyed to Mrs. Lucy Meachan by deed from Mrs. Media Davis Sinnott, of record in book 1116, page 126 said Registers office; thence with said Meachan's Eastern boundary line South 21 deg. West 44 ft. and south 44 deg. West 198.67 ft.; thence South 54 deg. east 122.75 ft. to the Southwest corner of the R.H. Shearin property located by said plan of record in book 974, page 22, said Registers office; thence with said Shearin's Western boundary line North 21 deg. East 50 ft. and North 26 deg. East 195.33 ft. to the Southerly margin of said road; thence with the same North 54 deg. West 95 ft. to the point of beginning.

This conveyance is subject to all easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10.00

Subscribed and sworn to before me, this the 1st day of October, 19 79

Affiant

My commission expires: 10/18/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1909 Murfreesboro Road (House Number) (Street) Nashville (P. O. Address: City or Town) 37217 (Postal Zone)

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

And now, I, the said John R. Phillips and wife, Juanita Phillips, ~~*Trustee,*~~ *for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* H & P Properties, a partnership

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 1st *day of* October, *19* 79.

~~THIS INSTRUMENT WAS PREPARED BY:~~
STEVE MEYER
200 4TH AVENUE NORTH
NASHVILLE, TN
37219

John R. Phillips

Juanita Phillips

Trustee.

Being the same property conveyed to Frank A. Milraney by deed of record in book 4489, page 747 Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5557 PAGE 227

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John R. Phillips and wife, Juanita Phillips, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 84.

Billy Richards
Notary Public.

My commission expires: 10-18-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal at Nashville, Tennessee, this..... day of....., 19 .

.....
Notary Public.

My commission expires: .....

8140 01213 5.00- CHECK

QUITCLAIM

Deed

From:

John R. Phillips and
Wife, Juanita Phillips

to: H & P Properties, a Partnership

Nancy Hinson and John Phillips,
H & P Properties Trustee.

AND

From:

Trustee.

to:

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

IDENTIF. REFERENCE

F 72912

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.
JAN 18 3 06 PM '85

RDS