Box 11

BOOK 7285 PAGE 15

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacy Nichol Phelps		082-08-056
(NAME) 627 Neill Ave	(NAME) Same	
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37206	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Lisa Kay Phelps and Lacy Nichol Phelps

~~We~~ I, Andrew J. Phelps, Widower

by these presents do hereby quitclaim and convey unto Richard Manson

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 60 and the Southerly 5 feet of Lot No. 59 on the Map of the Bransford Realty Company's subdivision of the McWhirter Tract, and of the Love McFerrin Tract, as of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and part of Lot No. 59 front together 40 feet on the Easterly side of Fite Street, and run back between parallel lines 150 feet to an alley, being the same property deeded to Walter Phelps, by Mrs. Hattie Caldwell, a widow, as of record in Book 1227, page 336, Register's Office for Davidson County, Tennessee, to which reference is herein made for other and further description.

And being the same property conveyed to the grantor's herein by deed dated February 10, 1959, from Walter Phelps, of record in Book 2879, page 589, Register's Office for Davidson County, Tennessee.

The said Ossie Whitaker Phelps having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Subscribed and sworn to before me this the 30th day of June 1987

Affiant

My commission expires: 7-11-90

(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 627 (House Number) Neill Ave (Street) P. O. Address: Nashville (City or Town) TN 37206 (Postal Zone)

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

And now, I, the said Richard Manson *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Lacy Nichol Phelps a remainder with a life interest to Andrew J. Phelps and Lisa Kay Phelps

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* 30th *day of* June, 1987.

Andrew J. Phelps

Trustee.

THIS INSTRUMENT WAS PREPARED BY:

MANSON, JACKSON & ASSOCIATES
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andrew J. Phelps, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 1987

Kaye Jeter Harris
Notary Public

My commission expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named, RICHARD MANSON, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 30th day of June, 1987

Kaye Jeter Harris
Notary Public

My commission expires: 9-11-90

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 1 3 40 PM '87

IDENTIFICATION REFERENCE

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