From: BUIST J. THOMPSON

To: WADE LEE PHELPS

BOOK 7344 PAGE 17

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wade Lee Phelps and Buist J. Thompson (NAME)	SAME (NAME)	081-11-0
1116 Campbell St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	447
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Dan R. Alexander
Attorney at law
1210 8th Avenue South
Nashville, Tennessee 37203

62263

IDENTIFICATION REFERENCE

SEP 3 10 23 AM 87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$40,000 Wade Lee Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1987.

Suzanne M Alexander
Notary Public

MY COMMISSION EXPIRES: Nov 1, 1987
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

FOR AND IN CONSIDERATION of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Buist J. Thompson, hereby quitclaim and convey unto Wade Lee Phelps, his successors and assigns, all my right, title and interest in and to a one-half (1/2) undivided interest in the following land in Davidson County, Tennessee:

Tract I:
Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 189 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 189 fronts 50 feet on the westerly side of 12th Avenue North, formerly Florence Street and runds back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Mary L McCool, a widow by deed from Charlie Townsend, Jr. and wife Lois Townsend of record in Book 3961, page 91, Register's Office for Davidson County, Tennessee. The said Mary L (Loftin) McCool having since died. And being part of the same property devised to George Payne Lofton McCool by Will of Mary Loftin McCool of record in Will Book 112, page 176, Probate Court for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being the easterly part of Lot No. One Hundred and Ninety (190) in McGavock, Wetmore & Others Addition to Nashville, called The Addition to the

09/03 '87 15:50 - CHECK

(continued page 2)

Town of McGavock, a Plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwesterly corner of Buchanan Street, formerly the Hydes Ferry Pike and 12th Avenue, North, formerly Florence Street, thence with the southerly margin of Buchanan Street westerly 88 feet to John Cato's N.W. corner; thence with said Cato's easterly line southerly to the line between Lots Nos. 189 and 190 on said Plat at a point 77 feet westerly from the westerly margin of 12th Avenue North, thence with said line easterly 77 feet to the westerly margin of said Avenue, thence with said Avenue Northerly 105 feet to the beginning.

Being the same property conveyed to Kelley McCool by deed from M.L. Henderson and wife Lora Henderson of record in Book 943, page 40, Register's Office for Davidson County, Tennessee. The said Kelley McCool having since died. And being part of the same property devised to Mary Loftin McCool by Will of Kelley McCool of record in Will Book 79, page 343 Probate Court for Davidson County, Tennessee. The said Mary L. (Loftin) McCool having since died. And being part of the same property devised to George Payne Lofton McCool of record in Will Book 112, page 176, Probate Court for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being part of Lot No 190 in D.T. McGavock's Addition to Nashville, the Plan of which is of record in Book 21, page 41 of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 190 begins 88 feet northwestwardly from the southwest corner of Buchanan Street, formerly Hyde's Ferry Turnpike, and 12th Avenue, formerly Florence Street and running northwestwardly with Buchanan Street 88 feet to a 16 foot alley; thence southestwardly with said alley 195 feet to Lot No. 189 in said plan; thence northwestwardly with the north line of said named Lot 77 feet to a point and thence northeastwardly 150 feet to the beginning.

Being the same property conveyed to Kelley T. McCool and wife Mary L. McCool by deed from George Patton of record in Book 1079, page 4, Register's Office for Davidson County, Tennessee. The said Kelley T. McCool having since died. And being part of the same property devised to George Payne Lofton McCool by Will of Mary Lofton McCool deceased of record in Will Book 112, page 176, Probate Court for Davidson County, Tennessee.

This is improved property known as 1201 Buchanan Street Nashville, Tennessee and 1727 12th Av. No. Nashville, TN

This conveyance is made for the express purpose of creating a tenancy in common between Buist J. Thompson and Wade Lee Phelps with each owning a one-half undivided interest in the above described three tracts.

Witness my hand and seal on this 19 day of Aug 1987.

Buist J. Thompson
BUIST J. THOMPSON

STATE OF
COUNTY OF

Personally appeared before me, Teresa A. Lyons, a Notary Public in and for said County and State, Buist J. Thompson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 19th day of August, 1987.

Teresa A. Lyons Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 11-1-87

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

QUIT CLAIM DEED
BUIST J. THOMPSON
To
WADE LEE PHELPS
AND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7344 PAGE 20

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PROBATE FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

40000.00- AMT.
112.00 COTAX
.50 PROBATE
9.00 WDEED
CHECK 121.50-
9139A09/03/87 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62263

IDENTIFICATION REFERENCE

SEP 3 10 25 AM '87

DAVIDSON COUNTY, TN

No. 12896