Prepared by:

J. MITCHELL GRISSIM, JR.
323 Union Street
Nashville, TN 37201

QUITCLAIM DEED

FROM: KAREN ANNETTE PHELAN

TO: ROBERT HAYS PHELAN

3851 07/06 0101 01CASH 18.05

NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NO.
ROBERT HAYS PHELAN 200 Retreat Court West Hermitage, TN 37076	Same	Map: 55-4D Parcel: 1190

Mail

FOR AND IN CONSIDERATION of Three Thousand Five Hundred ($3,500.00) Dollars, and other good and valuable consideration, I, KAREN ANNETTE PHELAN, by these presents do hereby quitclaim and convey unto ROBERT HAYS PHELAN, his successors and assigns, all my right, title and interest in the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot 39 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 4200, Page 334 and 335, and revised in Book 5972, Page 96, Register's Office of Davidson County, Tennessee.

SAID Lot 39, being a corner lot, fronts 65 feet on the northerly margin or Jackson's Valley Road and fronts 78.84 feet on the easterly margin of Retreat Court West, and frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 100 feet and intersects the northerly line which measures 74.58 feet thereon.

BEING the same property conveyed by William Francis Tracy and wife Nathalyn Jean Tracy to Robert Hays Phelan and wife Karen Annett Phelan by Deed dated the 13th day of December, 1986, and recorded in Book 7069, Page 20, Register's Office of Davidson County, Tennessee.

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

THIS IS A QUITCLAIM DEED AND CONTAINS NO WARRANTIES.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of June, 1988.

Karen Annette Phelan
KAREN ANNETTE PHELAN

46526

IDENTIFICATION REFERENCE

Jul 6 8 07 AM '88

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ANNETTE PHELAN, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of June, 1988.

Barbara L. Klein
NOTARY PUBLIC

My Commission expires: 5-20-92

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,500.00.

Karen Annette Phelan
AFFIANT

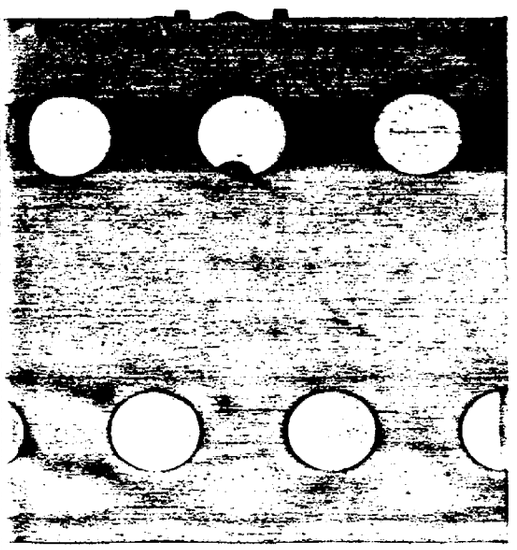
Sworn to and subscribed before me

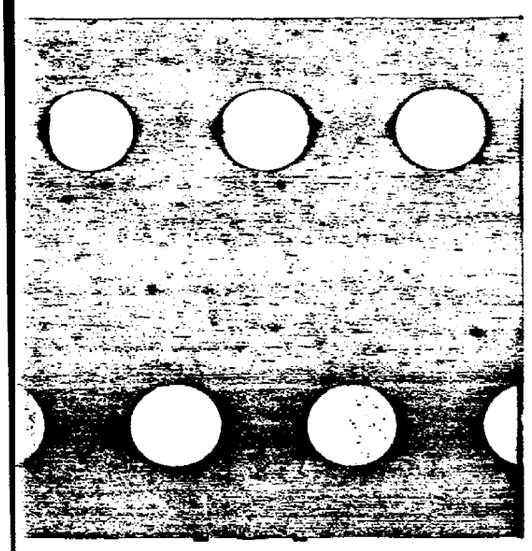
this 23 day of June, 1988.

Barbara L. Klein
NOTARY PUBLIC

My Commission expires: 5-20-92

This is improved property known as 200 Retreat Court West, Hermitage, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7591 PAGE 431

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 3500.00
				CON TX 11.55
				PRFEE 0.50
				WDEED 6.00
				TOTAL 18.05
				CASH 18.05
07/06/88	01			08:08 0001 3351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46526

IDENTIFICATION REFERENCE

JUL 6 8 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 109718