QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Phillips	National Mortgage Company	71-11-208
~~1417 Meridian Street~~ 1125 Stonewall Ct. (NAME)	4041 Knight Arnold Road	12da42570
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Memphis, Tennessee 38118	
(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 John W. Phillips

We, John W. Phillips and Julia S. Jones

by these presents do hereby quitclaim and convey unto Jimmy A. Duncan _____, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

LAND in Davidson County, Tennessee being Lot Nos. 366 and 367 on the Plan of the Highland Land Co.'s Subdivision of record in Book 421, page 14, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Phillips and Julia S. Jones by Warranty Deed from Douglas P. Vandenberg and wife, Darlene F. Vandenberg of record in Book 7702, page 801, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Administration of Veteran's Affairs of record in Book 7183, page 326, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

Subject to Codes Letter of record in Book 7682, page 228, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Subscribed and sworn to before me this the 14th day of February 1989

Affiant: John W. Phillips

My commission expires: 9-11-90 (Affix Seal)

Notary Public: John R. Duncan

Unimproved ( ) This is Improved (X) property, known as 1417 Meridian Street, Nashville, Tn. 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Jimmy A. Duncan _____, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* John W. Phillips _____

his _____ *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* 14th *day of* February, 19 89.

John W. Phillips
Julia S. Jones
Jimmy A. Duncan
Trustee.

THIS INSTRUMENT WAS PREPARED BY:

Jimmy A. Duncan, Atty.
4904 Charlotte Ave.
Nashville, Tn. 37209

BOOK 7773 PAGE 723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named, John W. Phillips and Julia S. Jones, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 19 89.

John B. Duncan
Notary Public

My commission expires: Sept 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named, Jimmy A. Duncan, 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 14th day of February, 19 89.

John B. Duncan
Notary Public

My commission expires: Sept. 11, 1990

RUSH

FEB 16 12 45 PM '89

TENNESSEE REAL ESTATE TRANSFER

09433

QUITCLAIM DEED

From:
John W. Phillips and
Julia S. Jones

To:
Jimmy A. Duncan, Trustee

AND

From: Jimmy A. Duncan, trustee

To: John W. Phillips

7729 02/16 0101 01CASH

6.00

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