QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles O. Phillips	SAME	Map 57
(NAME) 1677 Adrian Drive	(NAME)	Parcel 51
(STREET ADDRESS OR ROUTE NUMBER) Riverdale, Georgia 30296	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ARCHIE C. PHILLIPS, a widower, by these presents do hereby quitclaim and convey unto CHARLES O. PHILLIPS, his successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, lying and being the 13th (old 23rd) Civil District of Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at the margin of the Old Tas Hyde Road, now known as the New Sulphur Creek Road, and the northeast corner of the land herein conveyed and being the southeast corner of the land formerly conveyed by Grantors to Mrs. Susie Blunkall Henderson, of record in Book 1422, page 277, Register's Office for Davidson County, Tennessee; thence in a westerly direction and with the said Susie Blunkall Henderson line 322 feet to an iron pin on the side of the hill.

Thence in a southerly direction 276 feet to an elm tree and being the southwest corner of the land herein conveyed; thence in an easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a northerly direction and with the west margin of said New Sulphur Creek Road 340 feet to the point of beginning.

Being the same property conveyed to Archie C. Phillips and wife, Mattie L. Phillips, by deed from Robert C. Whitaker, Sr., and wife, Sara Virginia Whitaker, of record in Book 3130, page 49, Register's Office for Davidson County, Tennessee. The said Mattie L. Phillips having since died, the property is vested solely in Archie C. Phillips.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 2nd day of February, 1990.

Affiant: Charles O. Phillips

My commission expires: 3-3-92 (Affix Seal)

Notary Public: Jacqueline Orr Wiggins

NOTARY PUBLIC DAVIDSON COUNTY

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

Witness my hand this 2nd day of February, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Archie C. Phillips
ARCHIE C. PHILLIPS

THIS INSTRUMENT WAS PREPARED BY:

Leroy Cain, Jr.
Attorney at Law
208 Third Avenue, North
5th Floor
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ARCHIE C. PHILLIPS, 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 14th day of February, 19 90

Jacqueline Ann Higgins
Notary Public

My commission expires: March 3, 1992

STATE OF TENNESSEE
COUNTY OF

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, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ as Trustee, executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My commission expires: _____

2992 02/14 0101 03CHECK 6.00

FEB 14 3 45 PM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

03968

QUITCLAIM DEED

ARCHIE C. PHILLIPS
AND
CHARLES O. PHILLIPS

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